

# ARTICLE 4 DIMENSIONAL STANDARDS

## Section 4.101 Table of Dimensional Standards by District.

STANDARDS			DISTRICTS									Supplemental Provisions or Exceptions	
			AG-1	AG-2	R-1	R-2	MHP	C-1	C-2	I-R	FP		PSP
<b>Building Height</b>	<b>Maximum</b> (feet)		35	35	35	40	see Section 5.205 (Manufactured Housing Parks)	40	35	45	35	40	Section 4.203
	<b>Minimum</b> (stories)		1	1	1	1		1	1	1	1	1	
<b>Lot Standards</b>	<b>Minimum Frontage</b> (feet)		330	165	165	80		100	100	150	660	100	Section 4.201
	<b>Minimum Area</b> (acres)		10.0 <sup>1</sup>	2.5	1.0	0.5				3.0	20.0		
<b>Yard or Setback Standards</b> (feet)	<b>Minimum Front Yard</b>		35	35	35	25		20	30	30	30	20	Section 4.202 Section 4.205
	<b>Minimum Side Yard</b>	<b>One Side Yard</b>	15	15	15	10		10	10	20	15	10	Section 4.203 Section 4.205
		<b>Total of Two</b>	50	50	50	25		20	20	50	50	20	
	<b>Minimum Rear Yard</b>		50	50	50	35	25	25	50	50	25	Section 4.205	
<b>Minimum Building Separation</b> (feet)			10	10	10	10	10	10	20	10	10		
<b>Minimum Gross Floor Area</b> (square feet/unit)			950	950	950					950			

1 Any homestead existing as of January 1, 1950 may be divided from a larger parcel although the divided lot has less than the minimum lot requirements of the district, provided it means the following:

- a. The homestead lot shall be at least 1 acre in size and have a minimum of 200 feet of road frontage
- b. The remaining land, if less than required in the zoning district must be kept in an agricultural state and not used for a residential dwelling.