

APPENDIX 3 – Bulk Regulations for All Districts

Table 4.01-A

1) Minimum Development Area	30,000 Square Feet	.25 Acres (Lot already in existing records)	.80 Acre (Smallest lot to build on)	1 Acre (Must have public water)	2 Acres (2.01 acres and below must have public water)
2) Maximum Lot Coverage by all Buildings (As a percent of lot area)	30	30	30	N/A	N/A
3) Minimum Lot Width (Measured at the Building Setback Line)	100 Feet (With Sewer) 125 Feet (Without Sewer)	100	100	125	150
4) Minimum Yard Requirements (In Feet)					
1. Front	50	50	50	50	50
2. Rear	25	25	25	25	25
3. Side	25	20	25	25	25
Maximum Height (in feet)	35	35	35	35	35

Notes:

1) *Setbacks are not applicable to agricultural buildings and structures.*

2) *Corner lots – Lots adjacent to the intersection of two (2) public streets, each yard abutting a public street shall be considered a front yard and shall meet at the front yard setback requirements, furthermore, corner lots shall also have one (1) side yard and one (1) rear yard that will meet the setback requirements. The rear yard of a corner lot shall be the yard that is opposite the front yard on the public street, which provides the address for the lot; the remaining yard shall be the side.*

3) *Accessory structures minimum set back is 10 feet.*

4) *In any situation where water service is not available that is capable of providing “Minimum Fire Flow” as the term is defined in Appendix 1, Definitions, no side or rear yard shall be created that is less than (50) feet.*

5) *Minimum Fire Flow shall mean a five-hundred gallon per minute (500gpm) water flow calculated at a twenty pound per square inch (20 PSI) residual pressure delivered from a water line that is six (6) inches or greater in diameter.*