

**AREA REGULATIONS**

**§ 155.065 DISTRICT LOT REGULATIONS.**

It shall be unlawful to erect or alter any structure within the county or the incorporated municipalities affected by this chapter, unless the following minimum lot and yard areas and bulk controls are provided and maintained in connection with the structure.

<i>Minimum Lot Requirements by District</i>								
<i>District</i>	<i>Minimum Area (Square Feet)(g)</i>	<i>Maximum Building Height (feet)(i)</i>	<i>Minimum Width (feet)</i>	<i>Minimum Road Frontage (feet)</i>	<i>Minimum Front Setback (feet)(a)</i>	<i>Maximum Front Setback from Public Right-of-Way (Principal Building) (feet)</i>	<i>Minimum Rear Setback (feet)</i>	<i>Minimum Side Yard Setback (feet)(b)</i>
A	87,120	None	240	240	50	100% of lesser of lot width or depth (effective 7-1-2000 on newly platted lot)	35	15
RD-1(h)	87,120	60	240	240	50(e)		35	15
RD-2	87,120	35	240	240	50		35	15
RD-3	21,780	35	150	150	30	N/A	20	15
R-1	12,150	35	90	90	30	N/A	20(c)	10
R-2	7,350	35	70	70	20	N/A	20(c)	6
R-3	9,600(d)	60	80	80	20	N/A	20(c)	6
R-4	7,350	35	70	70	20	N/A	20(c)	6
B-1	None	60	None	None	None	N/A	None	None
B-2	8,500	35	66	66	30(e)	N/A	20(e)	10
B-3(f)	21,780	35	66	66	50(e)	N/A	20	20
I(f)	8,500	None	66	66	10	N/A	30	10
FP	None	None	None	None(i)	None	N/A	None	None

**NOTES TO TABLE:** See accompanying footnotes:

- (a) Where adjacent structures have front yard setbacks different from those required, the minimum front yard setback shall be the average setback of the structure.
- (b) Buildings over two stories in height shall require five feet for each additional story in addition to the required minimum side yard.
- (c) Detached residential structures may be constructed five feet from the rear property line and three feet from an interior lot line; provided, the provisions of § 155.096(B)(5) are met. Non-residential structures in districts in Districts A, RD-1 and RD-2 may be constructed 15 feet from the rear property line.
- (d) Multi-family dwellings must also comply with the land use intensity standards given in § 155.046.
- (e) May be used for parking development.
- (f) If not served by public sewer, must conform to RD-1 specifications for lot area if sewage disposal is required.
- (g) If not served by public sewer, must at least conform to the specifications provided in this table and the County Board may require larger lots if the increases are warranted because of soil capabilities, as provided for in § 155.009.
- (h) Highway access (includes entrance and exit) shall not be permitted in less than 500-foot intervals.
- (i) Exceptions from building height maximums may be granted as a special use permit.

(Prior Code, § 152.065) (Ord. passed 3-9-1976; Ord. passed 9-14-1995; Ord. passed 8-30-2012) Penalty, see § 155.999