

AREA REGULATIONS

§ 152.065 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 such structure.

MINIMUM LOT REQUIREMENTS BY DISTRICT

District	Minimum Area (Square Feet)(g)	Maximum Building Height (feet)(l)	Minimum Width (feet)	Minimum Road Frontage (feet)	Minimum Front Setback (feet) (a)	Maximum Front Setback from Public right of way (Principal Building) (Feet)	Minimum Rear Setback (feet)	Minimum Side Yard Setback (feet)(b)
A	87120	None	240	240	50	100% of lesser of lot width or depth (effective 7-1-2000 on newly platted lot)	35	20
RD-1 (h)	87120	60	240	240	50 (e)		35	20
RD-2	87120	35	240	240	50		35	15
RD-3	21780	35	150	150	30	N/A	20	15
R-1	12150	35	90	90	30	N/A	20 (c)	10
R-2	7350	35	70	70	20	N/A	20 (c)	6
R-3	9600 (d)	60	80	80	20	N/A	20 (c)	6
R-4	7350	35	70	70	20	N/A	20 (c)	6
B-1	None	60	None	None	None	N/A	None	None
B-2	8500	35	66	66	30 (e)	N/A	20 (e)	10
B-3 (f)	21780	35	66	66	50 (e)	N/A	20	20
I (f)	8500	None	66	66	10	N/A	30	10
FP	None	None	None	None	None	N/A	None	None

NOTE: 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 such 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 (5) feet from the rear property line and three (3) feet from an interior lot line, provided the provisions of § 152.091, (B)5 are met.