

Table 2 Height, Setback, and Lot Coverage Standards							
Standards	Districts						Overlay Areas
	A-1	A-2	R-1	C-1	C-2	M-1	
Maximum Building Height ¹ :							
▪ Agricultural Building	none	none	NA	NA	NA	NA	none
▪ Other	30'	30'	30'	30'	30'	35'	35'
Structure Setbacks (Principal and Accessory):							
• Front yard:							
▪ Principal/Minor Arterial (bldg. line to road centerline)	110'	110'	110'	110'	110'	110'	110'
▪ Major/Minor Collector (bldg. line to road centerline)	85'	85'	85'	85'	85'	85'	85'
▪ Local Road (bldg. line to road centerline)	85'	85'	85'	85'	85'	85'	85'
▪ All Roads (bldg. line to road ROW) ²	35'	35'	35'	35'	35'	35'	35'
▪ Platted Road	35'	35'	35'	35'	35'	35'	35'
• Side yard (bldg. line to side yard):							
▪ Principal Structure	20'	20'	10'	10'	20'	20'	UD ³
▪ Accessory Structure	10'	10'	10'	10'	10'	10'	UD
▪ Adjacent to A-2 and/or R-1 District(s)	10'	NA	NA	20'	20'	100'	UD
• Side yard corner lot – double frontage (same as front yard setbacks):	front	front	front	front	front	front	front
• Rear yard (bldg. line to rear yard):							
▪ Principal Structure	50'	40'	30'	15'	15'	40'	UD ⁵
▪ Accessory Structure ⁴	10'	10'	10'	10'	10'	10'	UD ⁵
• Rear yard (bldg. line to alley ROW)							
▪ All Structures	20'	20'	20'	20'	20'	20'	20'
Maximum Lot Coverage (buildings, structures, roads, driveways, parking areas, and other impervious surfaces, including gravel surfaces):	NA	NA	35%	50%	50%	50%	25%

¹ See other district and performance standard provisions for authorized height exception, such as towers.

² The distance to road centerline shall apply if it results in a larger setback.

³ UD refers to underlying or primary zoning district standards which apply within the corresponding overlay district. In any instance where a primary district standard is different from an overlay district standard, the more restrictive standard shall apply.

⁴ Animal pens, feedlots, or animal structures shall be a minimum of 35 feet from side or rear property lines.

⁵ See Table 1, Dimensional Standards, for OHWL setback requirements.