

## SECTION 20.01 FOOTNOTES TO SCHEDULE OF REGULATIONS

- A. In all residential and industrial districts, the required front yard (setback) shall not be used for off-street parking, loading or unloading and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping plant materials or vehicle access drives. All yards abutting upon a public street shall be considered front yards for setback purposes. In all commercial districts, the same requirement shall apply except that only the first fifteen (15) feet of required front yard setback may not be utilized for parking and loading purposes.
- B. In determining required yard spaces for all land uses in zoning districts, the determination of such yard spaces shall be the distance from the building or structure on the lot and the nearest lot line.
- C. Minimum front and rear yard setbacks shall be maintained unless existing dwellings immediately adjacent to the lot are located less than or more than the required front or rear yard setback in which case the dwelling may be erected so as to conform to the setbacks of the existing dwellings. This provision shall not apply to side yard requirements.
- D. In all residential subdivisions, the width of side yards, which abut upon a street or road on the same side or on the opposite side of the block, upon which other residential lots front, shall not be less than the required front yard setback for said homes which front upon said side street. If no other residential lots front on the same side or on the opposite side of the same block, the width of the side yard may be reduced to ten (10) feet.
- E. Required minimum floor area for each dwelling unit shall not include area of basement, utility rooms, breezeways, porches or attached garages.
- F. Single family detached dwelling units require minimum lot size of five (5) acres or as specified in Article VIII.
- G. All accessory farm buildings for uses other than those usually incidental to the dwelling shall be located not less than one hundred (100) feet from any dwelling and not less than twenty-five (25) feet from any lot line or property boundary with the exception that the main barn building shall not be less than one hundred fifty (150) feet from the property line. This requirement shall not apply to the alteration or addition to an existing barn or other farm buildings except dwellings, which are located closer to the road and which existed prior to the adoption of this Ordinance.

H. On lake front lots, the rear yard setback requirement shall be increased to minimum of fifty (50) feet. For the purposes of this Ordinance, the lake frontage end shall be considered the rear yard and the road frontage end shall be considered the front yard. Permanent accessory buildings, shall not be located in the required rear yard.

I. Public sanitary sewers must be available.

J. Minimum land area required for each dwelling unit in the RM district shall be:

Dwelling Unit Size	Area in Square Feet	
	Apartment	Townhouse
One bedroom unit	4200	5400
Two bedroom unit	5400	7200
Three bedroom unit	7200	7200

K. Required minimum floor area for each dwelling unit in the RM district shall be:

Dwelling Unit Size	Area in Square Feet	
	Apartment	Townhouse
One bedroom unit	720	720
Two bedroom unit	750	800
Three bedroom unit	950	1000

L. Loading space shall be provided in the side or rear yard, except that this regulation shall not be applicable to loading space provided totally within a building or structure which has door enclosures facing other than the front property lines.

M. In any commercial district, except the commercial recreation district, side yards are not required except where a commercial district borders on a side street and a residential district exists in the same block there shall be provided a setback of twenty (20) feet for all buildings, parking and loading areas. Where a residential district exists adjacent to a business district and on the same side of the street, there shall be provided a setback of twenty (20) feet for all buildings, parking and loading areas.

- N. Front yard and side yard requirements will be established in accordance with the provisions contained in Article XVIII, Section 18.02.
  
- O. Minimum side yard setback on platted lots less than fifty (50) feet in width shall be reduced from those shown in the Schedule of Regulations in all R-1 and R-2 residential districts. The reduction shall be one (1) foot for each three (3) feet or part thereof that is less than fifty (50) feet in width, provided that no structure shall be located closer than ten (10) feet to any adjacent structure.
  
- P. Designated minimum lot width is minimum road frontage.

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