

**ARTICLE IX
SCHEDULE OF REGULATIONS**

9.01 SCHEDULE LIMITING HEIGHT, BULK, YARD SETBACKS, AND MINIMUM LOT SIZE BY ZONING DISTRICT

Maximum height of any structure is 35 feet or 2 ½ stories.

Dwelling width is measured in feet between exterior wall faces.

DISTRICT	Minimum Lot Size Sq. ft (5)	Minimum Lot Width Feet (1)	Minimum Dwelling Width Feet (9)	Minimum Structure Setback		Minimum Distance Between Structures Feet
				R-O-W Feet (2)	Property Lines Feet (6)	
Residential						
R-Vil(8)	15,000	100	20	30	10	10
R-1	15,000	100	16	30	10	10
R-2	15,000	100	14	30	10	10
R-3	2 acres	165	16	30	10	10
Agriculture	5 acres	150	14	30	30	10
Recreational	5 acres	150	14	30	30	10
Commercial						
C-Vil	12,000	75	20	25 (3)	10	10
C-LI (4)	1 acre	150	14	40	10 side/30 rear	10
Mobile Home Parks (7)	5,500	---	13	50	---	---

(1) Width is measured at the front setback line. In the event of a parcel of irregular shape, width may be measured at the front point of the structure nearest the front property line, provided that at that point the lot does meet the minimum standard for that district.

(2) Corner lots must meet the required setback at both front and side R-O-W. Setbacks are measured from the road R-O-W or easement boundary or side/back lot line to the nearest part of a structure. Decks, sheds, and other appurtenant structures must meet setbacks.

(3) No front parking is allowed at this setback distance. In the event of front parking, the structural setback must be 40 feet to allow vehicle turn-around for street re-entry.

(4) It is the intent of Amendment 49 that any new Commercial or Light-Industry Districts created after January 27, 2001, shall follow the standards of this Commercial-Light-Industry District.

(5) Access easements, utility easements, and road rights-of-way which overlay unplatted land parcels shall be included in the calculation of the minimum required land area. For example, given a 10 acre parcel, a portion of which contains a 66 foot access easement to reach an adjacent parcel, that 10 acre parcel may be divided into 2 qualifying 5 acre parcels, one or both of which may contain area belonging to the easement. This interpretation shall apply to unplatted parcels of any size. In the case of platted parcels, the area shall be calculated according to the individual lot dimensions recorded on the plat.

(6) Amendment 10, December 6, 1989, which exempted unroofed decks from setback requirements, is

deleted by this present Amendment.

(7) Mobile Home Parks must conform to State Mobile Home Park Regulations with respect to conformance with the HUD code, presentation of a Title reliably confirming date of manufacture, and roads and grounds and sanitation layout and approval. They also must conform to the standards of Article 13 of this Ordinance, which specifies a minimum living area of 800 sq. ft. and a minimum width of 13 feet, measured at exterior surfaces.

(8) Multiple-family units for general public use are allowable by Special Use Permit in Village Residential, Village Commercial, and Residential-2. Lot dimensions are regulated to allow for adequate off-street parking, snow removal, and common use grounds, according to Section 29.04. The minimum lot width shall be 200 ft. for structures containing 3-20 dwelling units, and subject to Planning Commission determination, upon Site Plan Review, for greater than 20 units. The minimum lot area for one- and two-family dwellings is 15,000 sq. ft. For single story, multifamily dwellings, the minimum lot area is 15,000 sq. ft. for the first 2 dwelling units, plus a minimum of 2,000 sq. ft. per dwelling unit for dwelling units 3 through 9. For 10 or more dwelling units, the lot area shall be increased by 1,600 sq. ft. per additional dwelling unit beyond 9. For upper story dwelling units, the lot area increase per dwelling unit shall be 600 sq. ft. less than the standards defined in the previous sentence, since the "footprint area" requirement of 600 sq. ft. shall have already been established by the ground floor units.

Subject to Planning Commission examination upon site plan review

9.02 SPECIAL REGULATIONS

Mobile Home Parks shall be regulated according to ARTICLE XXIII.

Waterfront Lots: Waterfront lots shall have a minimum of 100 ft. of frontage measured at the Right-of-Way that is parallel to the watercourse.

Waterfront Setbacks: Structural setbacks from rivers, streams, and lakes shall be 50 feet from the High Water Mark.