

CHAPTER 13 DISTRICT REGULATIONS

SECTION 13.1 SCHEDULE OF REGULATIONS*

Unless specified elsewhere in this Ordinance, all uses, structures and buildings on all zoning lots shall conform to the Schedule of Regulations and accompanying footnotes shown on the following pages.

Zoning Districts	Minimum Lot Area (Sq. Ft.) (g)	Minimum Lot Width (Feet)	Minimum Setback Measured from Lot Line (Feet)				Maximum Building Height		Maximum Lot Coverage (%)	Minimum Usable Floor Area Per Unit (Sq. Ft.)
			Front	One Side	Total	Rear	Feet	Stories		
AG Agricultural	25,000	150	50	50	75	50	35(f)	2 ½	20	1,000
R-1 Single Family Residential	5,000	50	25 (b)	5	13	25	30	2 ½	35	800
R-2 Single Family Residential	18,000	100	25(b)	8	16	25	30	2 ½	25	1,000
M-F Multiple Family	(a)	100	30 (b)(d)	10 (c)(d)	30 (c)(d)	35(d)	35	2 ½	30	(a)
O-1 Office	none	none	25 (b)	10(c) (e)	20(e)	30	25	2	none	none
C-1 Neighborhood Commercial	none	none	25 (b)	20(c) (e)	40(e)	25	20	1	none	none
C-2 General Commercial	none	none	25 (b)	10(c) (e)	20(e)	25	30	2	none	none
I-1 Light Industrial	none	none	25 (b)	25 (c)	50	50	30	1	25	none

*Footnotes are an integral part of these District Regulations and should be read in conjunction with the above schedule.

SECTION 13.2 FOOTNOTES TO DISTRICT REGULATIONS

(a) Minimum land area required per dwelling unit in M-F District is:

Number of Bedrooms	Minimum Land Area Per Unit (Sq. Ft.)	Minimum Usable Floor Area Per Unit (Sq. Ft.)
Efficiency Unit	6,200	500
1-Bedroom Unit	6,200	600
2-Bedroom Unit	7,000	800
3-Bedroom Unit	8,000	1,000

(b) Front yard setbacks shall be measured from the edge of the existing and/or, if applicable, planned right-of-way, when planned right-of-way is known, or shown on the Village’s officially adopted Right-of-Way Plan. Where a parcel or lot is at an intersection, the setback shall be measured from the maximum requirement for the district considering each side as a front yard area.

(c) Side yards adjacent to any one-family residential district shall be a minimum of 25 feet.

(d) Spacing of multiple family dwellings shall be controlled by the following:

Relationship Between Multiple Family Dwellings	Minimum Distance Between Buildings
Front to Front	60 feet
Front to Rear	60 feet
Rear to Rear	60 feet
Rear to Side	45 feet
Side to Side	20 feet
Corner to Corner	15 feet

Parking may be permitted in up to fifty (50) percent of the required spacing area provided that there shall be a minimum of 20 feet of yard space between said parking area and the multiple family dwelling.

(e) No side yards are required along interior lot lines, except as required by the Building Code, provided that walls so located shall be of solid fireproof construction and shall not contain any windows, doors, or any other openings. On exterior lot lines, the minimum setbacks shall be maintained.

(f) Height of Agricultural Structures in AG District. Maximum height of non-residential agricultural structures shall be 70 feet.

(g) In the case of condominium developments, lot minimums shall mean minimum land area per dwelling unit.