

LOT SIZE, SETBACK AND HEIGHT RESTRICTIONS BY DISTRICT SECTION 40-4-8

DISTRICTS	“A”	“AR”	“R1”	“R2”	“R3”	“C”	“I”
MINIMUM DISTRICT AREA	40 acres	10 acres	10 acres	10 acres	10 acres	2 acres	10 acres
MINIMUM LOT AREA	40 acres	3 acres	1 acre	10,000 sq ft or 2,500 sq ft per dwelling unit, whichever is greater	7500 sq ft	6000 sq ft	20,000 sq ft
MINIMUM LOT WIDTH (at established building line)	800 ft	150 ft	100 ft	75 ft	50 ft	50 ft	125 ft
MINIMUM LOT DEPTH	800 ft	150 ft	100 ft	100 ft	100 ft	100 ft	150 ft
MINIMUM SETBACKS From front lot line: (except along county roads outside the incorporated limits of any city, village or incorporated town, the minimum setback shall be 100 ft from the center line of the road, & township roads the minimum setback shall be 75 ft from the center line of the road). Also, except along Interstate and State Routes, the minimum setback shall be 75 ft from easements or right- of-way line.	50 ft	50 ft	50 ft	25 ft	25 ft	none – (only applies to incorporated areas)	50 ft
From side lot line:	25 ft	25 ft	25 ft	10 ft	10 ft	None	25 ft
From rear lot line:	25 ft	25 ft	25 ft	10 ft	10 ft	None	25 ft
Maximum Height Structure	None	35 ft	35 ft	35 ft	35 ft	35 ft	None

Except that when a private sewerage system dependent on a soil absorption system is to be used, the minimum lot area shall be forty-three thousand five hundred and sixty (43,560) square feet.

Subdivisions existing prior to the adoption of this ordinance, on January 1, 1991, shall use the minimum setback requirements as established for the R2 District.

The above restrictions are for the particular district in which said lot/principal structure is located.