

LOT SIZE, SETBACK AND HEIGHT RESTRICTIONS BY DISTRICT (SECTION 40-3-6, 40-3-14 & 40-4-82)

Every lot or the principal structure thereon (as the case may be) shall restrictions for the particular district in which said lot/principal structure is located. comply with the minimum lot size, minimum setbacks, and maximum height.

Restrictions	"A"	"A-R"	"A-R 10"	"R-1"	"R-2"	"R-3"	"R-3-Overlay"	"C"	"I"
(a) Minimum District Area	40 acres	10 acres	10 acres	10 acres	10 acres	10 acres	10 acres	2 acres	10 acres
(b) Minimum Lot Area	40 acres	3 acres More Homes	10 acres (1 Home)	1 acre	10,000* sq. ft.	7,500* sq. ft.	7,500* sq. ft.	6,000* sq. ft.	20,000* sq. ft.
(c) Minimum Lot Width	800 ft.	150 ft.	150 ft.	100 ft.	75 ft.	50 ft.	50 ft.	50 ft.	125 ft.
(d) Minimum Lot Depth	800 ft.	150 ft.	150 ft.	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.	150 ft.
(e) Minimum Setbacks 1. From front lot line: (except along county roads outside the incorporated limits of any city, village or areas) incorporated town, the minimum setback shall be 100 feet from the centerline of the road, and township roads the minimum setback shall be 75 ft. from the centerline 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.	50 ft.**	25 ft.	25 ft.	10 ft	None (only applies to incorporated areas)	50 ft.
2. From side lot line:	25 ft.	25 ft.	25 ft.	25 ft.** Dwelling 7ft. Accessory	10 ft. Dwelling 7ft. Accessory	10 ft. Dwelling 7ft. Accessory	7 ft Dwelling 3 ft. or 1/3 height of wall Accessory	None	25 ft.
3. From rear lot line:	25 ft.	25 ft.	25 ft.	25 ft.** Dwelling 7ft. Accessory	10 ft. Dwelling 7ft. Accessory	10 ft. Dwelling 7ft. Accessory	10 ft. Dwelling 3 ft. or 1/3 height of wall Accessory	None	25 ft.
(f) Maximum Structure Height	None	35 ft.	35 ft.	35 ft. Dwelling 25 ft Accessory	35 ft. Dwelling 25 ft Accessory	35 ft. Dwelling 25 ft Accessory	35 ft Dwelling 25 ft Accessory	35 ft.	None

- **Subdivisions existing prior to the adoption of this Code, on January 1, 1991, shall use the minimum setback requirements as established for the "R-2" District.
- The above restrictions are for the particular district in which said lot/principal structure is located.