

Section 17.2.101 RURAL/RESIDENTIAL ZONING DISTRICT DIMENSIONAL STANDARDS

ZONING DISTRICT	MINIMUM LOT SIZE (SQ FT) ¹	MAXIMUM BUILDING COVERAGE/MINIMUM LANDSCAPED AREA	MINIMUM LOT WIDTH (FT)	MINIMUM REQUIRED YARDS			
				FRONT/STREET	SIDE TO HOME	REAR TO PRINCIPAL BUILDING ²	REAR OR SIDE TO ACCESSORY BUILDING (FT) ²
RE Recreation	POWTS: 40,000 Other: 20,000	MBC: 40% MLA: 25%	POWTS: 130 Other: 100	Per 17.4.10	10	25	10/10
PB Planned Business	POWTS: 40,000 Other: 20,000	MBC: 40% MLA: 25%	POWTS: 130 Other: 100	Per 17.4.10	10	25	10/10
GB General Business	POWTS: 40,000 Other: 20,000	MBC: 50% MLA: 15%	POWTS: 130 Other: 100	Per 17.4.10	10	25	10/10
CMU Crossroads Mixed Use	Same as MR district for "other" use	None	Same as MR district for "other" use	Per 17.4.10	10	25	10/10
PI Planned Industrial	POWTS: 40,000 Other: 20,000	MBC: 40% MLA: 25%	POWTS: 130 Other: 100	Per 17.4.10	10	25	10/10
GI General Industrial	POWTS: 40,000 Other: 20,000	MBC: 50% MLA: 15%	POWTS: 130 Other: 100	Per 17.4.10	10	25	10/10

NOTES:

POWTS = Minimum lot size or width if lot served by private on site waste treatment system

Other = Minimum lot size or width if lot served by public sanitary sewer service or private group waste treatment system serving 5 or more lots.

MBC = Maximum percentage of lot that may be covered by buildings.

MLA = Minimum percentage of lot that must be landscaped (green space).

All lands within 1,000 feet of the ordinary high water mark of lakes, ponds, or flowages and all lands within 300 feet of the ordinary high water mark of rivers and navigable streams or to the landward side of the floodplain associated with the river or stream, whichever is greater, shall also be subject to the dimensional requirements for shoreland development in Chapter 21, with the most restrictive provisions controlling in the event of conflict with dimensional requirements in this table.

¹ A larger lot size may be required by town or county subdivision ordinances.

² Except where a greater setback is required for a specific land use listed in Division 17.3

³ There shall generally be a maximum of one (1) principal building per lot, except in the PD and MR zoning districts, and in cases where all dimensional requirements of this chapter could be met for each principal building if the lot were later divided and no principal building is closer than 25 feet from another principal building.

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ZONING DISTRICT	MINIMUM LOT SIZE IN CONVENTIONAL DEVELOPMENT (SQ FT) ^{1,2}	MINIMUM LOT SIZE IN CONSERVATION NEIGHBORHOOD DEVELOPMENT (SQ FT) ^{1,2}	MAXIMUM NEW DEVELOPMENT DENSITY PER PARCEL ^{3,9}	MAXIMUM BUILDING COVERAGE	MINIMUM LOT WIDTH (FT)	MINIMUM REQUIRED YARDS			
						FRONT/STREET	SIDE TO HOME	REAR TO HOME ⁴	REAR OR SIDE TO ACCESSORY BUILDING (FT) ⁴
F Forestry	35 acres	N/A	N/A	None	None	Per 17.4.10	10	25	10/10
A Agriculture	40,000	N/A	1 Dwelling Unit per 35 acres	None	130	Per 17.4.10	10	25	10/10
RL2, RL4 Rural Lands	40,000	N/A	RL2: 2 Dwelling Units per 40 acres RL4: 4 Dwelling Units per 40 acres	None	130	Per 17.4.10	10	25	10/10
RR1 Residential 30,000	TF: 50,000 SF/Other: 30,000	N/A	N/A	20%	TF: 150 SF/Other : 100	Per 17.4.10	10	25	10/10
RR2 Residential 40,000	TF: 50,000 SF/Other: 40,000	N/A	N/A	20%	TF: 150 SF/Other: 130	Per 17.4.10	10	25	10/10
RR3 Residential 50,000	SF: 50,000 TF/Other: 70,000	SF: 40,000 TF & Other: 55,000	N/A	20%	SF & TF: 150 Other: 170	Per 17.4.10	10	25	10/10
RR4 Residential 100,000	100,000	80,000	N/A	15%	200	Per 17.4.10	10	25	10/10
RR5 Residential 200,000	200,000	160,000	N/A	10%	200	Per 17.4.10	10	25	10/10
SR Suburban Residential	SF: 12,000 TF/Other: 16,000	N/A	N/A	40%	SF: 70 TF/Other: 100	Per 17.4.10	10	25	10/10
MR Mixed Residential	SF ⁶ : 30,000 ⁷ TF/Other: 40,000 ⁸	N/A	N/A	40%	SF ⁶ = 100 ⁷ TF/Other = 150 ⁸	Per 17.4.10	10	25	10/10

NOTES:

SF = Single Family Dwelling TF = Two-Family Dwelling Other = All other land uses allowed in district DU = Dwelling Unit A = Acre

All lands within 1,000 feet of the ordinary high water mark of lakes, ponds, or flowages and all lands within 300 feet of the ordinary high water mark of rivers and navigable streams, or to the landward side of floodplain associated with the river or stream, whichever is greater, shall also be subject to the dimensional requirements for shoreland development in Chapter 21, with the more restrictive provisions controlling in the event of conflict with dimensional requirements in this table.

¹ A larger lot size may be required by town or county subdivision ordinance.

² The maximum number of individual sites intended for principal building within a condominium plat or for a tourist lodging land use shall not exceed the total obtained by dividing the gross site area by the minimum lot size within the zoning district for the type of land use that will be constructed within the condominium plat or tourist lodging development.

³ Non-farm development density provisions to be calculated per Section 17.8.70

⁴ Except where a greater setback is required for a specific land use listed in Division 17.3

⁵ Smaller lot sizes and widths permitted where public sewer service available.

⁶ Includes manufactured homes and mobile homes.

⁷ If served by public sanitary sewer service or a private group waste treatment system serving five or more lots, the minimum lot size is 12,000 square feet and the minimum width is 70 feet.

⁸ For multiple-family dwellings, minimum lot size is 40,000 square feet for the first 2 dwelling units plus 10,000 square feet for each additional unit. If served by public sanitary sewer, minimum lot size is 16,000 square feet for the first 2 dwelling units plus 4,000 square feet for each additional unit and minimum lot width is 100 feet.

⁹ There shall generally be a maximum of one (1) principal building per lot, except in the PD and MR zoning districts, and in cases where all dimensional requirements of this chapter could be met for each principal building if the lot were later divided and no principal building is closer than 25 feet from another principal building.