



ZONING REQUIREMENTS for NEW HOME

A-1 Zoning District: 9.1.3.03

(D) Parcel Area and Width

- Parcel shall have a minimum area of 35 acres and shall not be less than 660 feet in width at the building setback line.

(E) Building Height and Area

- No farm buildings or parts of farm buildings shall exceed 42 feet in height.
- No farm dwelling or part of a farm dwelling shall exceed 42 feet in height.
- The total minimum floor area of a farm dwelling or other residential dwelling shall be 1,250 square feet with a minimum first floor area of 800 square feet.

(F) Yards - SET BACK

- A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
- A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
- There shall be a side yard on each side of all structures of not less than 20 feet.
- There shall be a rear yard of not less than 25 feet.

A-2 Zoning District: 9.1.3.04

(D) Parcel Area and Width

- Parcel shall have a minimum area of ten (10) acres and shall be not less than 350 feet in width at the building setback line.

(E) Building Height and Area

- No farm building or farm related building shall exceed 42 feet in height.
- No farm dwelling or other residential dwelling shall exceed 42 feet in height.
- The total minimum floor area of a farm dwelling or other residential dwelling shall be 2,000 square feet with a minimum first floor area of 1,200 square feet.

(F) Yards - SET BACK

- A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
- A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
- There shall be a side yard on each side of all structures of not less than 20 feet.
- There shall be a rear yard of not less than 25 feet.

R-1 Zoning District: 5 acres 9.1.3.05

(D) Lot Area and Width

- Lots shall have a minimum area of five (5) acres and shall be not less than 576 feet in width at the building setback line.

(E) Building Height and Area

- No primary building or parts of a primary building shall exceed 42 feet in height.
- The total minimum floor area of a two-story dwelling shall be 3,000 square feet with a minimum first floor area of 1,500 square feet. The total minimum area for a single-story dwelling shall be 2,500 square feet. The primary residence must have a minimum two-car attached or detached garage prior to the issuance of an occupancy permit.

(F) Yards - SET BACK

- A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
- A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
- There shall be a side yard on each side of all structures of not less than 20 feet.
- There shall be a rear yard of not less than 25 feet.

R-2 Zoning District: 3 acres 9.1.3.06

(D) Lot Area and Width

- Lots shall have a minimum area of three (3) acres and shall be not less than 150 feet in width at the building setback line.

(E) Building Height and Area

- No primary building or parts of a primary building shall exceed 42 feet in height.
- The total minimum floor area of a two-story dwelling shall be 2,000 square feet with a minimum first floor area of 1,250 square feet. The total minimum floor area for a single-story dwelling shall be 1,750 square feet. The primary residence must have a minimum two-car attached or detached garage prior to the issuance of an occupancy permit.

(F) SET BACK -Yards

- A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
- A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
- There shall be a side yard on each side of all structures of not less than 20 feet.
- There shall be a rear yard of not less than 25 feet.

R-3 Zoning District: 3/4 acre (32,670 square feet) 9.1.3.07

(D) Lot Area and Width

- Lots shall have a minimum area of 32,670 square feet and shall not be less than 120 feet in width at the building setback line.

(E) Building Height and Area

- No primary building or parts of a primary building shall exceed 42 feet in height.
 - The total minimum floor area of a two-story dwelling shall be 1,650 square feet with a minimum first floor area of 1,000 square feet. The total minimum area for a single-story dwelling shall be 1,250 square feet. The primary residence must have a minimum two-car attached or detached garage prior to the issuance of an occupancy permit.

(F) SET BACK -Yards – R-3 Zoning

1. A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
2. A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
3. There shall be a side yard on each side of all structures of not less than 20 feet.
4. There shall be a rear yard of not less than 25 feet.

R-Tr Transitional Residential District: 9.1.3.09

(D) Lot Area and Width

1. Lots shall have a minimum area of two (2) acres, and new lots created by a Certified Survey Map (CSM) shall have a minimum area of two (2) acres.
2. New lots created by a Town Plat / State Subdivision Plat may have a minimum area of one (1) acre, but the overall density of the development shall be a minimum of two (2) acres.
3. Lots shall not be less than 130 feet in width at the building setback line. Corner lots shall provide a minimum lot width of not less than 140 feet at the building setback line.

(E) Building Height and Area

1. No primary building or parts of a primary building shall exceed 42 feet in height.
2. The total minimum floor area of a two-story dwelling shall be 2,000 square feet with a minimum first floor area of 1,250 square feet. The total minimum floor area for a single-story dwelling shall be 1,750 square feet.

(F) Yards - SET BACK

1. A minimum street yard (setback) of 50 feet from the highway or road right-of-way shall be required.
2. A minimum shore yard of 75 feet from the high-water elevation of any navigable water shall be required.
3. There shall be a side yard on each side of all structures of not less than 20 feet.
4. There shall be a rear yard of not less than 25 feet.