

ordinances. It will be located so as not to be directed directly upon adjoining property or create a nuisance for adjoining property owners. Lighting used for security purposes, which will be operated during night hours will be located as close as is practicable to main dwellings.

(j) Height and Placement Requirements. Except as otherwise specifically provided in this Ordinance, no building shall be erected or maintained within the required building setbacks set forth herein, or which exceeds the height limits specified in the following Chart 1.

Chart 1.

Zoning District	Front Yard Setback	Side Yard Setback	Street Side Yard Setback	Rear Yard Setback	Min. Lot SF Area	Min. Lot Width	Max. Height Limit
R-1	15 min/ 25 ft max	5 ft.	15 ft.	15 min/ 25 ft. max	6000 not less than 5700	60 ft. (1)	35 ft.
R-1A	25 ft.	10 ft.	15 ft.	25 ft.	7,500	60 ft.	35 ft.
R-2	20 ft.	5 ft.	15 ft.	10 ft.	7,200	50 ft.	35 ft.
R-3	25 ft.	5 ft.	15 ft.	10 ft.	7,000	50 ft.	35 ft.
M(3)	15 ft.	5 ft.	15 ft.	9 ft.	5,000	50 ft. See 37(e)	35 ft.
OS	25 ft.	10 ft.	15 ft.	25 ft.	7,500	60 ft.	35 ft.
A	25 ft.	25 ft.	15 ft.	25 ft.	1 Acre	150 ft.	35 ft.
GUI	25 ft.	15 ft.	15 ft.	15 ft.	7,500	60 ft.	35 ft.
CA	20 ft.	0 ft.	15 ft.	10 ft.	6,000	50 ft.	35 ft.
C	25 ft.	7 ft.	15 ft.	15 ft.	5,750	50 ft.	60 ft.
I	25 ft.	25 ft.	25 ft.	25 ft.	5,750	50 ft.	60 ft.

(1) On approval by the Commission, R-1 lots may be 6,000 sf in area but not less than 5,700 sf, and lots may be 60 ft. in width but not less than 50 ft. in width. Cul-de-sac lots may have a minimum front lot width of 40 feet, measured at the front lot line.

(2) On approval by the Commission, residential lots platted prior to 1980 having 5,700 square feet lot area may request a variance from one or more of the set back requirements. The Commission shall consider the adjoining lot uses to determine whether reduction of the set back requirements is appropriate. Lots owned by the same person may be combines into one building site.

(3) In the M district, lots platted prior to 2000 being 50 feet by 100 feet shall be excepted from the minimum lot width, which shall be 50 feet, and excepted from the minimum lot square footage, which shall be 5,000.