

Section 16.01. **FOOTNOTES TO SCHEDULE OF REGULATIONS.**

- (a) In the case of corner lots, the designated side yards abutting a street shall be equal in depth to the front yard setback requirements for the district, except where the adjoining lot on the side street has an existing dwelling, the front yard setback need not be greater than established by the existing dwelling, but in no case shall the setback be reduced to less than twenty (20) feet.

Minimum yard width and area requirements may deviate not more than ten percent (10%) for approved subdivisions, provided the listed minimum lot sizes are met on an average, and further provided the allowed deviation will not result in the creation of an attendant increase in the number of lots.

- (b) In the C-1 District, no single business shall have a retail floor space in excess of six thousand (6,000) square feet.
- (c) For residential lots with lake frontage, the lakeside shall be considered the front yard.
- (d) Mobile home trailer parks shall have a minimum of twenty (20) acres.
- (e) Thirty thousand (30,000) square feet for two family dwelling.
- (f) One thousand (1,000) feet setback from any existing church, business, school, or recreation area. *[Revised section 16.01 Ord. # 04-2005, effective 5/20/2005]*

Section 16.02. **STANDARDS AND REGULATIONS FOR RESIDENTIAL-ESTATE**

(R-3). The purpose and intent of this Ordinance is to amend Article 16 to include the standards and regulations applicable in the Residential-Estate District (R-3) to read as follows:

RESIDENTIAL ESTATE (R-3)

Height, lot area, frontage width, yard area, and floor area requirements and restrictions shall further be complied with as set forth in Article 16.

- (a) Minimum Lot Size – Fifty Thousand (50,000) square feet.
- (b) Minimum Lot Width – Two hundred (200) feet.
- (c) Minimum Lot Depth – Two hundred fifty (250) feet.
- (d) Maximum Height of Buildings – Two (2) stories or forty (40) feet.
- (e) Minimum Floor Area – One thousand (1,000) square feet.

- (f) Minimum Yard Setback – One hundred (100) feet from the established center of a dedicated right-of-way, twenty (20) feet at least one (1) side, forty (40) feet total, twenty (20) feet from back lot line.
- (g) Minimum Dwelling Unit Width – Twenty-four (24) feet on an unbroken building line, excluding garages and accessory structures.
- (h) No animals except common household pets may be kept on the premises, and no more than four (4) such animals in any combination.

[New section 16.02 Ord. #110.1600A, effective 2/5/1992]