

Sec. 86-110. Minimum site area and dimensional regulations for primary zoning districts.

TABLE OF MINIMUM SITE AREA AND DIMENSIONAL REGULATIONS FOR PRIMARY ZONING DISTRICTS						
	A-C	R-R	R-1	B-1	B-2	I
Minimum Lot Area						
	5-acres ¹	3-acres	Dependent upon public utilities ²	N/A	N/A	N/A
Minimum Lot Depth (in feet)						
	500	300	150	100	100	100
Minimum Lot Frontage (in feet)						
Fronting Primary Highway	400	200	200	100	100	100
Fronting Secondary Highway or Subdivision Street (50' or greater right-of-way)	300	200	150	100	100	100
Fronting Subdivision Street (less than 50' right-of-way)	150	150	100	100	100	100
Minimum Front Setback (in feet) –measured from the front property line – <i>See Comprehensive Plan for Street Designations</i>						
From Principal Arterial, Minor Arterial, Major & Minor Collector	100	75	75	75	75	75
From Local Road or Subdivision Street (50' or greater right-of-way)	75	50	40	50	50	50

Minimum Front Setback (in feet) –measured from the front property line – *See Comprehensive Plan for Street Designations*

	A-C	R-R	R-1	B-1	B-2	I
From Unclassified or Subdivision Street (less than 50' right-of-way) ¹⁰	50	50	40	50	50	50

Minimum Yard (main building—in feet)

Side	25	25	15	0 ³	0 ³	0 ⁴
Rear	50	50	40	0 ³	0 ³	0 ⁴

Minimum Yard (accessory buildings—in feet)

Side	15 ⁵	15	5	0 ⁶	0 ⁶	0 ⁶
Rear	15 ⁵	15	5	0 ⁶	0 ⁶	0 ⁶

Maximum Height (in feet)

	45 ⁷	45	45	45	100 ⁸	100 ⁸
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¹ The minimum lot area for a parcel created by a family subdivision in accordance with Sec. 86-440, as amended, shall be 3 acres; provided, however, that in order to qualify for a reduced lot size, there shall be no less than eight (8) acres in the A-C zoning district and the parent parcel shall be no less than five acres. There shall be no less than six (6) acres in the R-R zoning district and the parent parcel shall be no less than three acres.

² 15,000 square feet (sf) for properties served by both public water and sewer;
 20,000 sf served by public water only or public sewer only;
 30,000 sf not served by public water or public sewer

³ 50 foot main building setback required from any residentially zoned parcel

⁴ 100 foot main building setback required from any residentially zoned parcel

⁵ For non-agricultural accessory buildings only

⁶ 25 foot accessory building setback required from any residentially zoned parcel.

⁷ Agricultural structures may exceed 45 feet in height as long as they are exempt under the building code.

⁸ No part of a building that is located within 200 horizontal feet of any R-R or R-1 residential zoning district may exceed 45 feet in height.

⁹ The minimum lot size, area, and setbacks do not apply to public utility parcels owned or operated by the County.

¹⁰ On prescriptive easements, the front setback is measured from the centerline of the easement and 15' shall be added to the front setback for that zoning category.

(Ord. No. 09-21R2, Att. A, 9-27-2021; Ord. No. 08-22, 8-22-2022, Ord. No. 2-24, 2-26-24. Ord. 2-25, 2-10-25; Ord 06-25, 8-25-25; Ord 15-25, 12-8-25))