

Section 4.4 Basic Yard, Area and Height Requirements for Dwellings

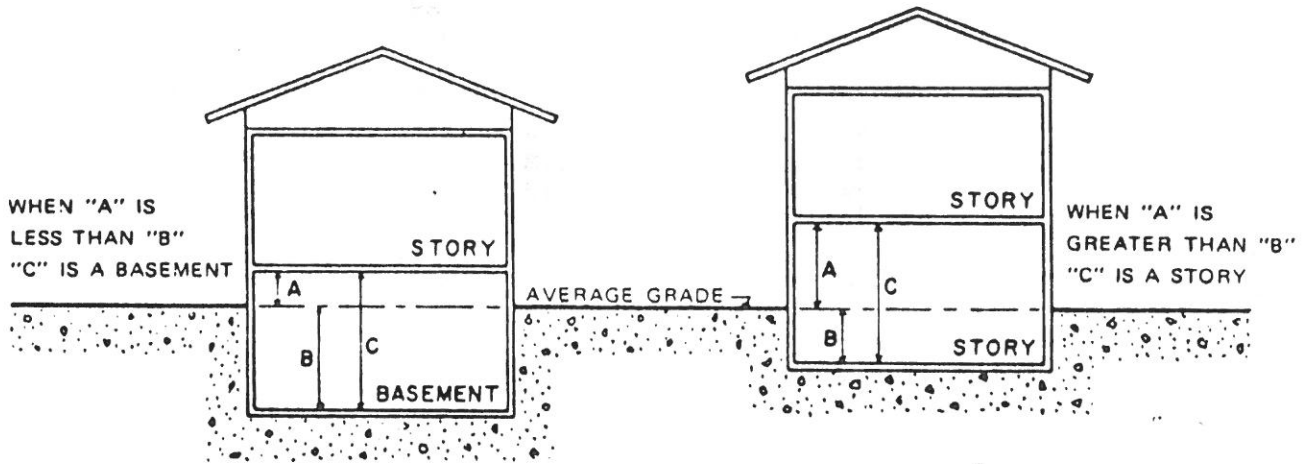
The following schedule establishes minimum yard, area and height requirements for dwellings and structures accessory to dwelling by district.

TABLE 4-1 DIMENSIONAL REQUIREMENTS

District Use	Minimum Lot Area per Family	Minimum Lot Width	Building Setbacks			Maximum Height	
			Front Yard	Side Yard	Rear Yard	Stories	Feet
<u>"R-B" Suburban Residential</u>	12,000 Sq. ft.	70	35	10	25	3	45
<u>"R-1" Single Family Residential</u>							
Single Family	7,000 Sq. ft.	50	30	5	25	3	45
Two Family	5,000 Sq. ft.	70	30	10	25	3	45
<u>"R-3" Multi-Family</u>							
Single Family	5,000 Sq. ft.	50	30	5	25	3	45
Two Family	4,000 Sq. ft.	70	30	10	25	3	45
Multi-Family	3,000 Sq. ft.	90	30	10	25	3	45
<u>"MHD" Manufactured Home Development</u>	7,000 Sq. ft.	50	30	5	25	1	15
<u>"C-1" Neighborhood Commercial</u>	--	70	30	--	20	3	45
<u>"C-2" General Commercial</u>	no Res.	80	40	--	20	3	45
<u>"C-3" Village Center Commercial</u>	--	--	--	--	20	3	45
<u>"M-1" Light Industrial</u>	no Res.	100	50	30	40	3	45
<u>"M-2" General Industrial</u>	no Res.	100	50	30	40	3	45



Figure 4-2



**BASEMENT & STORY**

Section 4.5 Exceptions

4.5.1 Non Residential Uses Within, Abutting or Opposite a Residential District

TABLE 4 - 2 Minimum Yard (in feet) and Lot Area Requirements

---

<u>Use</u>	<u>Lot Area</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Public/Semi-Public	----	100	50	100
Commercial	1 acre	50	50	30
Industrial	1 acre	100	50	100

Section 4.5.2 Height

a. Buildings

The height of building specified as maximum height under Sections 4.4 may be exceeded for public and semi-public buildings, office industrial and apartment buildings provided the required front, side and rear yards are increased by one (1) foot for each foot of additional building height to a maximum height of 60 feet.

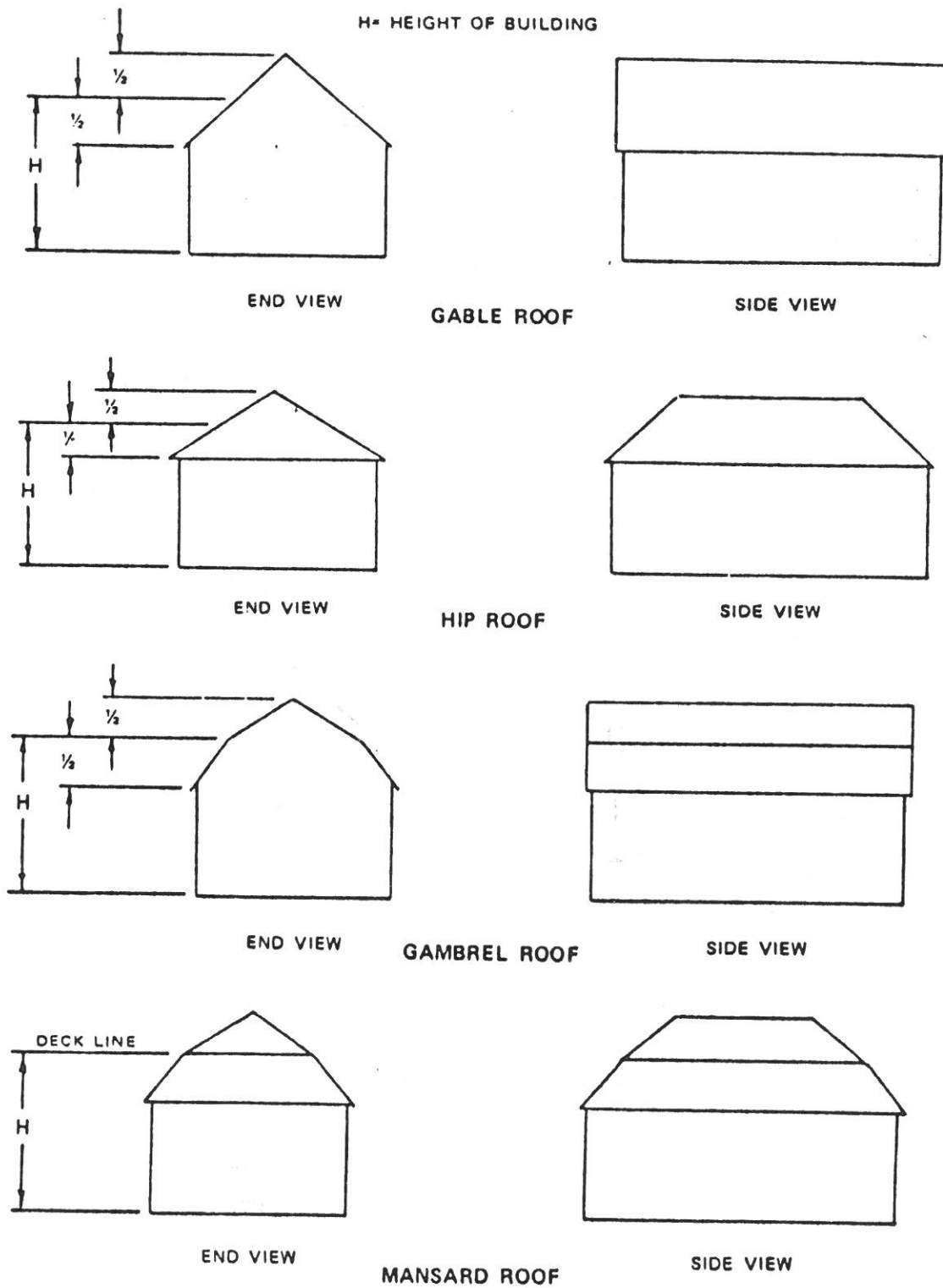
b. Structure

Height regulations of buildings shall not apply to telecommunications towers, monuments, church spires/bell towers, water, or fire towers, chimneys or cooling towers, silos, flagpoles except where the height of such structure will present a hazard to the safe landing and takeoff of aircraft at an established airport.

4.5.3 Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports and covered patios and similar architectural projections, shall be considered a part of the building to which attached and shall not project into the required minimum front, side, or rear yard.

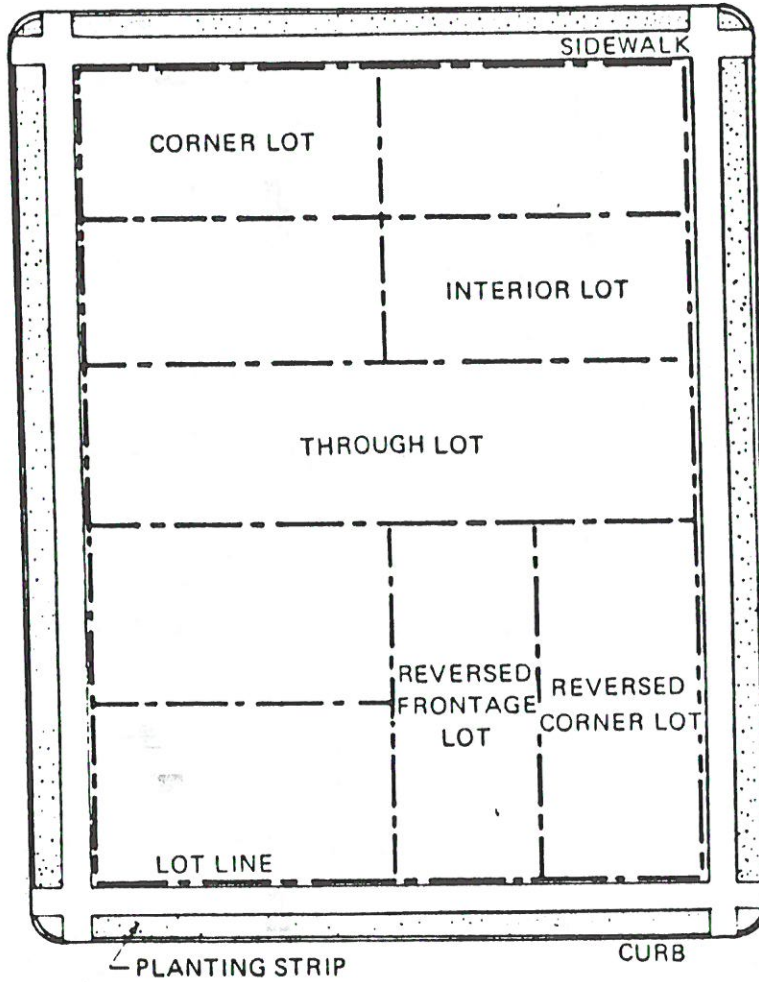
# Figure 4-3



## ROOF TYPES AND BUILDING HEIGHT

**Figure 4-4**

**STREET**



**TYPES OF LOTS**

4.5.4 Corner Lots

Corner lots and lots having frontage on more than one (1) street shall provide the minimum front yard requirements on each street.

4.5.5 Lots of Record

See Article IX "Non-Conforming Lots, Structures and Uses."





## ARTICLE V. OFF-STREET PARKING AND LOADING

### Section 5.1 Purpose

It is the purpose of this section to regulate land use by providing adequate space for off-street parking, loading and maneuvering for all principal and accessory uses. The following provisions are intended to provide safe ingress and egress to all lots, minimize traffic congestion, limit on street parking and reduce noise and visual impact of vehicular movement and loading activities.

### Section 5.2 Off-Street Parking Requirements

#### 5.2.1 Spaces Required

- a. In Residential Districts there shall be provided at the time any building is erected or structurally altered, two (2) off-street parking spaces for each dwelling.
- b. Churches - One (1) space for each six (6) seats in the main auditorium.
- c. Clubs - One (1) space for every five (5) members.
- d. Schools - One (1) space for each 10 seats in the auditorium or three (3) spaces for each classroom, whichever is greater.
- e. Nursing homes - One (1) space for each three (3) beds.
- f. Public buildings, libraries, community centers - One (1) space for each 10 seats.
- g. Bars, bowling alleys - One (1) space for each 100 square feet of gross floor area.
- h. Retail-commercial and commercial buildings - One (1) space for each 200 square feet of gross floor area.
- i. Industrial buildings - One (1) space for every one and one-half (1 1/2) employees on the largest shift.

#### 5.2.2 Rules

- a. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

- b. No building shall be enlarged, rebuilt or structurally altered to the extent of more than a 50% addition in floor area unless there shall be provided the total number of off-street parking spaces required for the original use and its enlargement.
- c. All parking spaces required herein shall be located on the same lot with the building or use served except that spaces may be located within 300 feet of the lot on which the main building is located, or within 600 feet in the case of required spaces for the use of employees.

5.2.3 Dimensions and Design

- a. Parking lot loading spaces shall meet the following dimensional requirements and design as listed and illustrated in Table 5-1 and Figures 5-1 and 5-2 respectively.

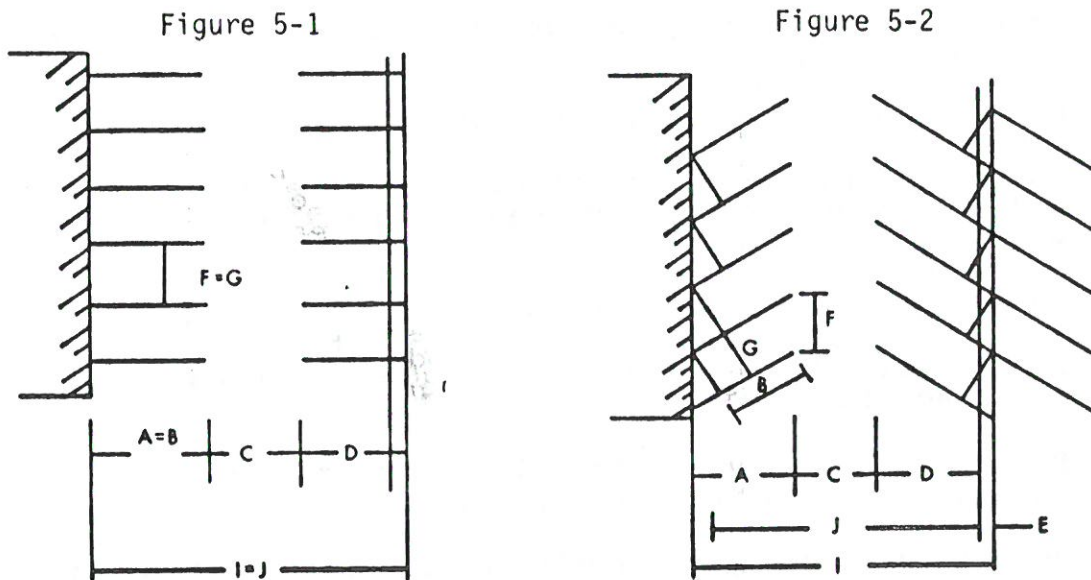


Table 5-1

Dimension (in feet)	Angle			
	45	60	75	90
A. Stall depth to wall	17	18.5	19	18
B. Stall depth parallel to vehicle	18	18	18	18
C. Aisle width	12	16	22	25
D. Stall depth to interlock	15	17	18	18
E. Stall depth reduction due to interlock	2	1.5	1	0
F. Stall width (parallel to aisle)	12.7	10.4	9.3	9
G. Stall width perpendicular to vehicle	9	9	9	9
I. Module width, wall to wall	46	54	60	61
J. Module width, interlock to interlock	42	51	58	61

Section 5.3 Off-Street Loading Requirements

5.3.1 Spaces Required

- a. Commercial - One (1) space for each 10,000 sq. ft. of gross floor area to 20,000 sq. ft. and one (1) additional space over 20,000 sq. ft.
- b. Industrial - One (1) space for first 40,000 sq. ft. of gross floor area and one (1) additional space over 40,000 sq. ft. of gross floor area.

5.3.2 Rules

- a. Each space shall be easily accessible from a street or alley without substantial interference with traffic.
- b. All required loading berths shall be on the same lot as the use served, and if such berths abut a Residential District, they shall be suitably screened or fenced from view.
- c. No loading berth shall be located in a required front or side yard. If located in a required rear yard, the berth shall be open to the sky.

Section 5.4 Special Requirements

5.4.1 Improvements to Parking and Loading Areas

- a. All parking and loading areas shall be surfaced with gravel or crushed stone with adequate dust treatment, or with permanent surfacing.
- b. Where the parking areas abut lots in a Residential District, such lots shall be protected by the erection and maintenance of a permanent fence, screen and/or planting approved by the Commission. Such protection shall not extend onto the front yard required on the lot on which the parking area is located.
- c. Any lights used to illuminate parking areas shall be so arranged as to reflect the light away from adjoining premises.
- d. Bumper guards and/or wheel stops shall be provided for proper operation of the parking area and to protect any fence, screen, or planting from damage.
- e. When a parking area is located wholly or partly in an "R-B" District the following regulations shall apply in addition to the above:



1. No commercial enterprise shall be established on the area.
2. No fee shall be charged for parking thereon.
3. No signs shall be erected, except those for the orderly parking thereon.

5.4.2 Parking and Storage of Vehicles and Trailers

- a. No commercial vehicles as herein defined or other vehicle which infringes on the residential character of a Residential District shall be stored or parked for an extended period in that district, excluding vehicles which are stored in an enclosed building or vehicles on an "R-B" District used in agriculture which are an integral part of the on-site agricultural business. Infrequent short term parking such as overnight parking or temporary parking of a commercial vehicle for conveying tools and materials to premises for use on the premises, or the delivery or moving of goods to or from a dwelling unit is exempted from this section.
- b. No disabled vehicle shall be parked within a Residential District for a period of more than one (1) week, but may be stored in an enclosed building providing no business is conducted in connection therewith while such vehicle is parked or stored.
- c. No disabled vehicle shall be parked within a "C" or "M" District for a period of more than two (2) weeks, except within an Auto Salvage Yard or in an Auto Towing Yard.
- d. Storage of any vehicle in a "C" or "M" District when abutting or opposite a Residential District shall not be stored for more than two (2) weeks outside of a building except where secured from neighboring properties with a fence or shrubbery adequate to shield the view of the vehicle(s).
- e. The number of vehicles stored exterior to a building such as a public garage or place of vehicle repair shall not exceed the number of garage repair bays of the main building.
- f. Recreational vehicles, boats, boat trailers and/or utility trailers shall not be parked or stored in a front yard of an "R-1, R-3, or MHD" District, nor in a "R-B" District on lots of less than one (1) acre in area, except when loading and unloading for a temporary period not to exceed 72 hours. The aforementioned may

be stored in a side yard driveway or in the rear yard, and shall be behind the front building line. A maximum of two (2) of the above vehicles/trailers may be stored in the appropriate yard.

ALL Vehicles Must Display Current Registration.



## ARTICLE VI. SPECIAL USES

### Section 6.1 Purpose

In addition to uses specifically classified and permitted in each zoning district, there are certain additional uses which may be necessary to allow because of their unusual characteristics or the service they provide the public. These "special uses" require particular consideration as to their proper location in relation to adjacent established or intended uses, or the planned development of the community. The "special uses" fall into two categories, as follows:

6.1.1 Uses either municipally operated or uses traditionally affected by public interest (i.e. public uses, cemeteries, airports, etc.)

6.1.2 Uses entirely private in character, which because of their peculiar locational needs or the nature of the service they offer to the public, may have to be established in a district or districts in which they cannot reasonably be allowed as a permitted use under the zoning regulations (i.e. semi-public uses, private/public recreational facilities, etc.).

### Section 6.2 Special Uses and Procedures

The Village Council may permit the following uses of land or structures in any district except as specifically provided otherwise, after report thereon by the Planning Commission and subject to the conditions and procedures as prescribed or set forth herein. All special uses shall meet the minimum requirements of the district in which they are located. Special Use existing at the time of adoption of this ordinance may be continued and shall be considered as uses conforming to the ordinance. Additions to special uses shall go through the regular special use procedure. If recommended by the Planning Commission, such permit may be authorized by vote of four (4) members of Council. If the Planning Commission recommends against authorization of such permit, such permit may be authorized by a vote of six (6) members of Council.

- Section 6.3      Special Uses
- 6.3.1      Public Uses
  - 6.3.2      Semi-Public Uses
  - 6.3.3      Cemeteries/Memorial Gardens
  - 6.3.4      Temporary Commercial Activities (fair, Carnivals,  
etc.)
  - 6.3.5      Extraction Industries as provided for under  
Section 7.5
  - 6.3.6      Commercial and Non-Commercial Recreation  
Facilities
  - 6.3.7      Telecommunication Stations/Structures
  - 6.3.8      Nursing Homes
  - 6.3.9      Group Homes
  - 6.3.10     Hospitals
  - 6.3.11     Non-Profit Institutions
  - 6.3.12     Manufactured Home Park as provided for under  
Section 7.10
  - 6.3.13     Health Care Clinic