

**ARTICLE V  
ZONING DISTRICT REGULATIONS**

**Section 5.0 - "R-1", Single-Family Residential District**

**A. Purpose**

The purpose of this district and its accompanying regulations is to provide for a stable and sound residential environment on lots of sufficient area to accommodate the Village sewer system. It is further the purpose of this zoning district to create a low- and medium-density areas for single-family dwelling units.

**B. Permitted by Right**

Land and/or buildings in the "R-1" Zoning District shall be used for the purposes listed below:

- Single Family Dwellings
- Parks and Playgrounds
- Transient Food and Ice Cream sales vehicles
- Home Occupations

**C. Uses by Special Use Permit**

The Special Uses as listed below may be authorized in the "R-1" Single- Family Residential District by Special Use Permit in accordance with the procedures, provisions and standards of Article IX of this Ordinance.

- Roof Mounted antennas for uses other than T.V. Reception- 35 feet or less and for private wireless use only
- Small-scale Crafting Work Shops
- Caterering Business with no office or signs
- Home Based Business
- Bed and Breakfast
- Secondary Dwelling Units for use by guests and relatives
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

**D. Area Regulations**

No building or structure shall hereafter be erected, altered or enlarged unless the following setback and lot requirements are provided and maintained in connection with such building, erection, alteration or enlargement.

A. Front Setback - There shall be a front setback of not less than twenty-five (25') feet.

B. Side Setback - There shall be a side setback of not less than five (5') feet on each

side of any dwelling or accessory building or structure, except on the street side of a corner lot where a twenty-five (25') foot side setback shall be provided and maintained.

- C. Rear Setback - There shall be a rear setback of not less than twenty-five (25') feet.
- D. Lot Area - The minimum lot area shall be six (6,000) thousand square feet with a minimum width of fifty (50') feet and a minimum depth of one hundred-twenty (120') feet from the front lot line.
- E. Floor Area Regulations - Each dwelling unit in this zoning district shall have a minimum of eight hundred (800) square feet of usable floor area exclusive of unenclosed porches, garages, and basements.

## **Section 5.1 - "R-2", Multiple-Family Residential District**

### **A. Purpose**

This zoning district is provided to encourage the development of a sound and stable environment for two-family dwelling units and multiple-family dwelling units including pre-planned apartments, garden apartments or condominium apartment complexes.

### **B. Use Regulations**

Land and/or buildings in the "R-2" Zoning District shall be used for the purposes as listed below:

- Single Family Dwellings
- Secondary Dwelling Units for use by guests and relatives
- Two Family Dwellings
- Multiple Family Dwellings
- Religious Institutions
- Public and Private Educational Facilities
- Parks and Playgrounds
- Libraries
- Transient Food and Ice Cream sales vehicles
- Home Occupations
- Buildings accessory to above uses
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **C. Uses by Special Use Permit**

The Special Uses as listed below may be authorized in the "R-2" Multiple-Family Residential District by Special Use Permit in accordance with the procedures, provisions and standards of Article IX of this Ordinance.

- Public Facilities
- Professional Offices
- Roof Mounted antenna's for uses other than T.V. Reception – 35 feet or less  
and for private wireless use only
- Small Crafting Work Shops
- Home Based Business
- Catererring Business with no office or signs
- Bed and Breakfast
- Rooming and Boarding Houses
- Commercial Child Care Centers
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **D. Area Regulations**

No building or structure shall be hereafter erected, altered or enlarged, unless the following setbacks and lot area requirements are provided and maintained in connection with such construction, alteration or enlargement for multiple family residential development.

**1. Front Setback –**

Two-Family Dwelling Units – There shall be a front setback of not less than twenty-five (25') feet.

Multiple-Family Dwelling Units - Where it is the intention of the developer to utilize the front yard area for parking, there shall be a setback from the right-of-way of each street on which the "R-2" Zoning District abuts of at least twenty-five (25') feet; of which the front five (5') feet shall be landscaped.

**2. Side and Rear Setbacks –**

Two-Family Dwelling Units – There shall be a side setback of not less than five (5') feet on each side of any dwelling or accessory building or structure, except on the street side of a corner lot where a twenty-five (25') side setback shall be provided and maintained. There shall be a rear setback of not less than twenty-five (25') feet.

Multiple-Family Dwelling Units - There shall be minimum side setbacks of thirty-(30') feet. For single family homes, the rear setback shall be a minimum of twenty-five (25') feet, other uses shall have a minimum rear setback of thirty (30') feet, except where the subject property abuts any single family zoning district in which case side setbacks and rear setbacks shall be forty (40') feet.

**E. Required Spacing Between Multiple-Family Dwellings .**

(1) Spacing between multiple-family dwellings shall comply with the following minimum dimensions:

| Building Relationships | Distance Between Buildings<br>(In Feet) Exclusive of Parking area |
|------------------------|---|
| Front to Side          | 45  |
| Front to Rear          | 60  |
| Rear to Rear           | 60  |
| Side to Side           | 35  |
| Corner to Corner       | 30  |

(2) In no instance shall a building be constructed closer than thirty feet to another building.

**F. Lot Area and Yard Width for Multiple-Family Dwellings .**

(1) The minimum lot area for any residential use other than for single- and two-family dwellings shall be 20,000 square feet, in addition to the following minimum lot area requirements per dwelling unit type:

| Dwelling Unit Type | Additional Lot Area<br>Requirements per Unit |
|--------------------|--|
| Efficiency         | 3,500 sf                                     |

|                     |          |
|---------------------|----------|
| One Bedroom         | 4,000 sf |
| Two Bedroom         | 5,000 sf |
| Three Bedroom       | 6,500 sf |
| More than 3 Bedroom | 8,500 sf |

(2) Minimum lot area requirements shall be met exclusive of public or private road rights of way.

(3) Water bodies, either natural or constructed, shall count toward meeting minimum lot area requirements only up to twenty-five percent of land area coverage.

**G. Minimum Floor Area.** Each dwelling unit in this District shall have a minimum amount of square feet usable floor area exclusive of porches, garages, basements or utility areas as follows:

- (1) One-bedroom unit, a minimum of 650 square feet per unit;
- (2) Two-bedroom unit, a minimum of 750 square feet per unit;
- (3) Three-bedroom unit, a minimum of 900 square feet per unit; and
- (4) Additional bedrooms over 3 - 100 square feet per unit.

**H. Other Development Regulations– Multiple-Family Dwelling Units**

1. Not less than one and one-half (1 ½) off-street parking spaces shall be required for each dwelling unit. Such parking shall be placed so as not to interfere with any recreation or service area and shall not be less than twenty-five (25') from any property lines or street right-of-way lines.
2. All areas provided for use by vehicles shall be surfaced with bituminous asphalt, concrete, gravel, or similar materials.
3. Areas for loading and unloading delivery trucks and other vehicles and for refuse collection service, fuel and other services shall be provided and shall be adequate in size and shall be so arranged that they may be used without blockage or interference with the use of access ways or automobile parking facilities.
4. Provisions shall be made for safe and efficient ingress and egress to the public streets and highways servicing the "R-2" Zoning District without undue congestion or interference with normal traffic flow.
5. All buildings within the zoning district shall be served by a public sanitary sewage disposal system and public water supply system. All utility lines (power, telephone, water, gas, cable TV) serving the "R-2" Zoning District shall be placed underground.
6. The developer shall be required, where reasonable to preserve or incorporate natural features such as woods, streams and open spaces that add to the overall development of the area.
7. The developer shall be encouraged to give consideration to the provision of community areas, laundry facilities, playground and tot lots, and other services necessary for the comfort and convenience of "R-2" residents.
8. All outside storage areas for trash shall be completely enclosed by a six (6) foot high solid wall or fence.

9. A site plan shall be submitted for each multiple family development in the "R-2" Zoning District in accordance with Article VIII of this Ordinance, and said plan shall indicate/illustrate how the requirements of this section are met.

## Section 5.2 – “R-3”, High-Density Single-Family Residential District

### A. Purpose

The purpose of this district and its accompanying regulations is to provide for a stable and sound environment for single-family dwelling units at a higher density. There is no intention to promote, by these regulations, a zoning district of lower quality and desirability than in the “R-1” Zoning District, although a higher density is permitted.

### B. Permitted by Right

Land and/or buildings in the “R-3” Zoning District shall be used for the purposes as listed below:

- Single Family Dwellings
- Parks and Playgrounds
- Libraries
- Transient Food and Ice Cream sales vehicles
- Public and Private Educational Facilities
- Home Occupations

### C. Uses by Special Use Permit

The Special Uses as listed below may be authorized in the “R-3” Multiple-Family Residential District by Special Use Permit in accordance with the procedures, provisions and standards of Article VII of this Ordinance.

- Public Facilities
- Religious Institutions
- Roof Mounted antennas for uses other than T.V. Reception- 35 feet or less and for private wireless use.
- Small Crafting Work Shops
- Home Based Business
- Caterring Business with no office or signs
- Bed and Breakfast
- Condominiums
- Rooming and Boarding Houses
- Secondary Dwelling Units for use by guests and relatives
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### D. Area Regulations

No building or structure shall be hereafter erected, altered, or enlarged in this zoning district unless the following yards and lot area requirements are provided and maintained in connection with such building, structure, or enlargement.

1. Front Yard – There shall be a minimum front yard of fifteen (15’) feet.
2. Side Yards – There shall be a minimum side yard of five (5’) feet on each side of the building except the street side of the corner lot where a fifteen (15’) foot side yard shall be required.
3. Rear Yard – There shall be a rear yard of fifteen (15’) feet.
4. Lot Area – There shall be a minimum lot area of five thousand (5,000) square feet with a minimum width of fifty (50’) feet.

**E. Floor Area Regulations**

Each dwelling unit in this zoning district shall have a minimum of six hundred (600) square feet of usable floor area exclusive of porches, garages, basements and utility areas.

## **Section 5.3 - "V", Village Commons District**

### **A. Purpose**

The intent of this zoning district is to recognize the fact that central portions of the village are not separated into homogeneous land uses. The village developed with various land uses adjacent to one another out of necessity and prevailing development patterns at their time of development. This district recognizes this "mixed-use" characteristic of the Village Commons and is designed to authorize land uses that insure compatibility between residential and more intensive land uses.

### **B. Permitted by Right**

Land and/or buildings in the "V" Zoning District shall be used for the purposes listed below. Buildings in the "V" Zoning District with mixed uses will be classified for zoning regulations based on the most intensive use.

- Libraries
- Professional Offices
- All uses listed in the R-1 Zoning District
- All uses listed in the CBD Zoning District
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **C. Uses by Special Use Permit**

Special Use Permit as listed below may authorize the Special Uses in the "V" Village Commons District in accordance with the procedures, provisions and standards of Article VII of this Ordinance.

- Public Facilities
- Rooming and Boarding Houses
- Religious Institutions
- Commercial Child Care Centers
- All Special uses listed in the R-1 Zoning District
- All Special uses listed in the CBD Zoning District
- Multiple Family dwellings
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **D. Height, Area, Density, Floor Space, Accessory Buildings/Structures, Other Regulations, and Fences**

#### **1. Single-Family Residential Use (R-1 Use):**

Shall comply with all dimensions and uses of the R-2 district in Section 5.0

#### **2. Multiple-Family Residential Use (R-2 Use):**

Shall comply with all dimensions and uses of the R-1 district in Section 5.1

### **3. Commercial (C) Use:**

#### **a. Area Regulations**

No building or structure shall hereafter be erected, altered or enlarged unless the following setback and lot requirements are provided and maintained in connection with such building, erection, alteration or enlargement.

- (1) Front Setback - There shall be a front setback of not less than twenty-five (25') feet.
- (2) Side Setback - There shall be a side setback of not less than ten (10') feet on each side of any dwelling or accessory building or structure, except on the street side of a corner lot where a twenty-five (25') foot side setback shall be provided and maintained.
- (3) Rear Setback - There shall be a rear setback of not less than twenty-five (25') feet.
- (4) Lot Area - The minimum lot area for uses in this zoning district shall be six thousand (6,000) square feet with a minimum width of fifty (50') feet and a minimum depth of one hundred-twenty (120') feet from the front lot line.

#### **b. Other Regulations**

All outside storage areas for trash shall be completely enclosed by a six (6) foot high solid wall or fence flush with the ground.

A greenbelt and/or buffer strip, as defined herein, may be required when a commercial use in this zone abuts a residential use or conservation reserve use on either of the side lot lines or the rear lot line. This may be provided as part of the side setback or rear setback requirement.

## **Section 5.4 - "C", Commercial District**

### **A. Purpose**

It is the intent of this zoning district to provide regulations governing use and further development of areas in the Village where there are areas of arterial road oriented commercial development. The regulations and conditions contained in this district are designed to promote the economic viability of arterial road oriented commercial areas by encouraging improved site development standards that will provide more safety and convenience for customers. The regulations in this district are also designed to ensure that development in the Commercial district will relate harmoniously to surrounding land uses.

### **B. Permitted by Right**

Land and/or buildings in the "C" Zoning District shall be used for the purposes as listed below:

- Florist shops with greenhouses
- Contractor businesses with sales and display areas and including inside storage of supplies
- Wholesale Business with maximum gross floor area 50,000 sf
- Retail businesses with maximum gross floor area 50,000 sf
- Public and Private Postal Service-(also in CBD)
- Couriers and Messengers
- Printing and Publishing industries
- Professional Offices
- Personal Service Businesses
- Medical and Dental Offices
- Banking and Financial Businesses with drive thru
- Public and Private Educational Facilities
- Restaurants with drive thru
- Automotive Repair with no outside storage
- Religious Institutions
- Public Administration and facilities
- Multiple Family Dwelling
- Manufactured Housing Community
- Libraries
- Dwelling Above Business
- Small Scale Craft Making
- Parking associated with above uses
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **C. Uses by Special Use Permit**

Special Use Permit may authorize the Special Uses designated in Article IX in the "C" Commercial District in accordance with the procedures, provisions and standards of Article VII of this Ordinance.

- Trucking and Transportation Facilities with outside storage

- Veterinary Services
- Marinas
- Amusement Arcades
- Correctional Institutions
- Sexually Oriented Business
- Parking associated with above uses
- Planned Unit Developments
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

**D. Area Regulations**

No building or structure shall hereafter be erected, altered or enlarged unless the following setbacks and lot areas are provided and maintained in connection with such alteration, construction or enlargement.

1. Front Setback - There shall be a front setback of not less than twenty-five (25') feet, provided that where established buildings on adjacent lots vary from this minimum, a new building shall be constructed with a front setback of no less depth than the front setback of those buildings located on either side of the proposed building. This shall not be interpreted to require a front setback of more than forty (40') feet nor less than fifteen (15') feet.
2. Side Setbacks - There shall be a side setback on each side not less than twenty (20') feet in width, excepting the street side of a corner lot in which case a twenty-five (25') foot side setback shall be required. A greenbelt, as defined herein, shall be provided when this zone abuts a residential zone or the Conservation Reserve zone on either of the side lot lines. This may be provided as part of the side setback requirement.
3. Rear Setback - There shall be a rear setback of no less than thirty (30') feet in depth. greenbelt, as defined herein, shall be provided when this zone abuts a residential zone on the rear lot lines. This may be provided as part of the side setback requirement.
4. Lot Area - The minimum lot area for use in this zoning district shall be twenty thousand (20,000) square feet with a minimum width of one hundred (100') feet.

**E. Floor Area**

There shall be no minimum floor area in this zoning district, but there is a maximum of 50,000 square feet.

**F. Other Development Regulations**

All outside storage areas for trash shall be completely enclosed by a six (6) foot high solid wall or fence, flush with the ground.

The Planning & Zoning Commission, as defined herein, may require a greenbelt and/or buffer strip, when a use in this zone abuts a residential use or conservation reserve use on either of the side lot lines or the rear lot line. This may be provided as part of the side setback or rear setback requirement.

## **Section 5.5 – “CBD”, Central Business District**

### **A. Purpose**

The intent of this zoning district is to recognize the fact that the downtown portion of the village requires differing regulations due to the high density of structures. This district recognizes a “mixed-use” characteristic of the village and is designed to authorize mixed land uses and higher density area regulations that are consistent with the existing layout and use.

### **B. Permitted by Right**

Land and/or building in the “CBD” Zoning District shall be used for the purposes as listed below:

- Retail Business with a maximum gross floor area of 5,000sf
- Florist shops without greenhouses
- Doctors Offices and Health and personal care businesses
- Public and Private Postal Stores
- Courier and Messenger Offices
- Publishing Business with no outside storage
- Banking and Financial Businesses with no Drive thru
- Professional Offices
- Furniture and Appliance Rental Supply Store with no outside storage ( Not allowed in Village Commons)
- Restaurants without drive thru ( Special Use in Village Commons)
- Upper floor residential apartments
- Parking associated with above uses
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **C. Uses by Special Use Permit**

Special Use Permit may authorize the Special Uses as listed below in the “CBD” Zoning District in accordance with the procedures, provisions and standards of Article x of this Ordinance.

- Floral shops with Greenhouses
- Any business with a drive thru
- Banking and Financial Businesses with Drive thru
- Wholesale Businesses with a maximum gross floor area of 5,000sf
- Scenic and Sightseeing Businesses
- Equipment Rental Business with no outside storage
- Indoor Theaters
- Hotel, Motels-under 21 rooms
- Condominiums under 10 units
- Parking associated with above uses
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

#### **D. Area Regulations**

No building or structure shall hereafter be erected, altered or enlarged unless the following setbacks and lot areas are provided and maintained in connection with such alteration, construction or enlargement.

1. Front Setback – Front setbacks are not required, unless the property borders the river then there shall be a twenty-five (25) foot set back from the ordinary high water mark.
2. Side Setbacks – Side setbacks shall not be required.
3. Rear Setbacks – There shall be a rear setback of no less than five (5') feet.
4. Lot Area - The minimum lot area for use in this zoning district shall be twenty-five hundred (2,500) square feet with a minimum width of twenty-five (25') feet and a minimum depth of one hundred (100) feet from the front lot line.

#### **E. Floor Area**

There shall be no minimum floor area in this zoning district.

#### **F. Other Development Regulations**

1. A site plan shall be submitted for each permitted use in this zoning district in accordance with Article XII of this Ordinance, and said plan shall indicate or illustrate how the requirements of this section are being met.
2. All outside storage areas for trash shall be completely enclosed by a six (6') foot high solid wall or fence, flush to the ground.
3. Apartments shall not be located on the first floor of any building in the CBD.
4. One parking space shall be provided for each apartment located in the CBD.

## **Section 5.6 - "M", Manufacturing District**

### **A. Purpose**

This zoning district is intended to accommodate the industrial needs of the village and surrounding area of Antrim County in such a manner that no unreasonable noise, dust, vibration or any other like nuisance shall exist to adversely affect any adjoining properties.

### **B. Use Regulations**

Land and/or buildings in the "M" Manufacturing Zoning District shall be used for the purposes as listed below:

- Greenhouses, nurseries, floriculture
- Equipment storage and Support services for mining
- Building and Trade contractors
- Manufacturing, processing of agricultural crops, food, metal, wood, plastic, glass, electronics
- Bakery
- Publishing and printing
- Electronic marketing
- New and used Motor vehicle dealers
- Warehouses
- Postal Service
- Couriers and Messengers
- Automotive Repair
- Catering and Food processing Services
- Public Facilities
- Accessory Buildings
- Professional Offices
- Banking and finance institutions including drive thru
- Parking associated with above uses
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **C. Uses Permitted by Special Use Permit**

Special Use Permit may authorize the Special Uses as listed below in the "M" Manufacturing District in accordance with the procedures, provisions and standards of Article VII of this Ordinance.

- Public Utility Offices and Equipment storage
- Manufacturing and Processing of Seafood, Leather and Paper
- Wholesale trade
- Gas stations
- Mobile home manufacturers
- Bulk Fuel dealers
- Transportation activities
- Telecommunications

Motion Picture production  
Research Labs  
Exterminating & Pest Control  
Waste Collection/Treatment  
Dry Cleaning Services  
Telecommunication towers and co-located antenna's  
Rental and leasing and sale of new or used vehicles  
Parking associated with above uses  
Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

#### **D. Area Regulations**

No building or structure shall hereafter be erected, altered or enlarged unless the following setbacks and lot area requirements are provided and maintained in connection with such building erection, alteration or enlargement.

1. Front Setback - There shall be a minimum front setback of thirty-five (35') feet.
2. Side Setbacks - There shall be a minimum side setback of twenty (20') feet in this district except on the street side of corner lots where thirty-five (35') feet shall be required. Where an industrial district abuts a residential zone on the side, there shall be maintained a fifty (50') foot side setback on such side. A greenbelt, as defined herein, shall be provided when this zone abuts a residential zone or the Conservation Reserve zone on either of the side lot lines.
3. Rear Setbacks - There shall be a minimum rear setback of twenty-five (25') feet in this district except that where such uses abut a residential zone, a minimum rear setback of fifty (50') feet shall be provided. A greenbelt, as defined herein, shall be provided when this zone abuts a residential zone or the Conservation Reserve zone on either of its side lot lines or rear lot line.
4. Lot Area - The minimum lot area for use in this zone shall be one (1) acre with a minimum width of one hundred fifty (150') feet.

#### **E. Floor Area Regulations**

There shall be no minimum floor area requirements in this zone.

#### **F. Other Development Regulations**

1. All uses shall be conducted within a completely enclosed building or within an area enclosed on all sides by a solid non-combustible fence or wall at least six (6') feet in height. All business shall be conducted in such manner that no unreasonable noise, dust, vibration, odor, pollution, or any other like nuisance shall exist to adversely affect adjoining properties.
2. All outside storage areas for trash shall be completely enclosed by a six (6) foot high solid wall or fence flush with the ground.
3. Exterior yard storage shall be screened from public view or adjacent residential or commercial uses by a solid, uniformly finished and maintained,

wooden or masonry wall or fence of durable material, or a well-maintained landscape screening, each of which shall be no less in height than the enclosed storage, loading activities or accessory structures or trucks, provided however, such screening with the exception of landscaping shall not exceed twelve (12) feet in height.

4. The Planning & Zoning Commission may require a greenbelt and/or buffer strip, where this zone abuts a residential use or conservation reserve use on either of the side lot lines or the rear lot line. This may be provided as part of the side or rear setback requirement.
5. A site plan, in accordance with Article X, shall be submitted for uses in this zoning district.

## **Section 5.7 - "CR", Conservation Reserve District**

### **A. Purpose**

The purpose of this district and its regulations is to preserve state and village park and recreation uses.

### **B. Permitted by Right**

Land and/or buildings in the "CR", Conservation Reserve District shall be used for the purposes as listed below:

- Docks, Launch Ramps
- Public Soil Conservation Facilities
- Parks and Playgrounds
- Public and Private Educational Facilities
- Parking associated with above uses
- Buildings accessory to above uses
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **C. Uses Permitted by Special Use Permit**

Special Use Permit may authorize the Special Uses as listed below in the "CR" Conservation Reserve District in accordance with the procedures, provisions and standards of Article VII of this Ordinance.

- Public Sports, recreation, entertainment facilities
- Transient amusement fairs, circuses
- Museums, nature parks, botanical gardens
- RV parks and camp grounds
- Transient Food and Ice Cream sales vehicles
- Telecommunication Towers and co-located telecommunication antennas
- Other unlisted uses as determined by the Planning Commission as similar to any of the above listed uses

### **D. Other Regulations**

There shall be no yard, lot area, or floor regulations in this zoning district.

## Section 5.8 Schedules of Regulations

| Zoning District | District Name                          | Minimum Lot Area                                  |       | Maximum Height of Structure |      | Minimum Setbacks |         |         | Minimum Floor Area  | Outside Display (h)<br>Area | Section Index |
|-----------------|--|---|-------|-----------------------------|------|------------------|---------|---------|---------------------|-----------------------------|---------------|
|                 |  | Area  | Width | Stories                     | Feet | Front            | Side    | Rear    |                     |                             |               |
| R-1             | Single Family Residential              | 6,000 ft <sup>2</sup>                             | 50'   | 3                           | 35'  | 25'              | 5' (f)  | 25'     | 800 ft <sup>2</sup> | TP                          | 5.0           |
| R-2             | Multiple-Family Residential            |   |       | 3                           | 35'  | 25'              | 30' (b) | 30' (b) | 600 ft <sup>2</sup> | NA                          | 5.1           |
| R-3             | High Density Single Family Residential | 5,000 ft <sup>2</sup>                             | 50'   | 3                           | 35'  | 15'              | 5'      | 15'     | 600 ft <sup>2</sup> | NA                          | 5.2           |
| VC              | Village Commons (R-1 Use)              | 6,000 ft <sup>2</sup>                             | 50'   | 3                           | 35'  | 25'              | 5' (f)  | 25'     | 800 ft <sup>2</sup> | TP                          | 5.3           |
| VC              | Village Commons (R-2 Use)              |   |       | 3                           | 35'  | 40'              | 30' (b) | 30' (b) | 600 ft <sup>2</sup> | NA                          | 5.3           |
| VC              | Village Commons (Commercial Use)       | 6,000 ft <sup>2</sup>                             | 50'   | 3                           | 35'  | 25'              | 10' (f) | 25'     | None                | 5%                          | 5.3           |
| C               | Commercial                             | 20,000 ft <sup>2</sup>                            | 100'  | 3                           | 35'  | 25' (c)          | 20'     | 30'     | None                | 5%                          | 5.4           |
| CBD             | Central Business District              | 2,500 ft <sup>2</sup>                             | 25'   | 3                           | 35'  | None (i)         | None    | 5'      | None                | (j) (g)                     | 5.5           |
| M               | Manufacturing                          | 1 acre  | 150'  | 3                           | 35'  | 35'              | 20' (d) | 25' (e) | None                | NA                          | 5.6           |
| CR              | Conservation Reserve                   | Parks, forest, open space, may include structures |       |                             |      |                  |         |         |                     | TP                          | 5.7           |

**Regulations of Sections 5.0 through 5.7 override this section if in conflict**

Schedule of Regulation Footnotes:

- (a) Exclusive of unenclosed porches, garages, basements, and patios.
- (b) When abutting residential it shall be 40' minimum
- (c) Or even with existing buildings
- (d) Must be 35' minimum on corner lots (street side) and 50' abutting residential zones
- (e) Must be 25' minimum on corner lots (street side)
- (f) On corner lots must be 25'
- (g) Waived for special community events
- (h) Percentage is based on minimum lot area
- (i) Except if lot lines border on river then a 25' setback is imposed
- (j) See Section 3.25 Outside Display of Merchandise