

10-4-7: **Table: Set Back Standards:**

Specification Standard	CB	GB	TB	SC	R1	R2	R3	PI
Maximum Building Height	40 feet Flat 42 w/ pitch	35 feet	35 feet	35 feet	35 feet	35 feet	40 feet	
Minimum Front Setback	None	None	10 feet	10 feet	25 feet	20 feet	10 feet	
Minimum side setback	10 feet	10 feet	10 feet ²	10 feet	10 feet	10 feet ²	10 feet ²	
Minimum rear set back	20 feet	20 feet	10 feet ²	10 feet	25 feet	10 feet ²	10feet ²	
Maximum Lot coverage	90%	85%	60%	70 %	50 %	60%	60 %	
Lot Width	None	None	50 feet		75 feet	50 feet ²	100 feet	
Plant Units ¹	²	15%		1	1	1/ 1 per unit	1/1 per unit	

Notes:

- CB - Central Business
- TB - Transitional Business
- GB - General Business
- SC- Service Commercial
- R1 - Residential 1
- R2 - Residential 2
- R3 - Residential 3
- PI - Planned Industrial

Exception: The front setback requirements shall automatically be reduced to the existing average where a building faces on a street where the frontage is at least 40 percent developed.

(Ord 94-1101, 11-1-1994, updated zones 2006)

¹ See 10-21-14

² See the correlating zone requirements.