

Zoning District									
	AG Agricultural	RR Rural Residential	PR Planned Residential	VR Village Residential	PCD Planned Community Development	C Commercial	LI Light Industrial	HI Heavy Industrial	FPC Floodplain and Conservation
Minimum Lot Area	2 gross acres for non-farm single-family dwelling lot divided from a parent tract and 40 nominal net acres for all other permitted uses	2 net acres	1 net acre	.25 net acres	10 net acres for only residential uses, 20 net acres for a combination of residential and non-residential uses, or only non-residential uses	No minimum	No minimum	No minimum	20 net acres for permanent (non-farm) dwelling units and no minimum for all other permitted uses
Required Street Frontage	150 ft	150 ft	40 ft	40 ft	These regulations are flexible and subject to negotiation through the approved Planned Community Development Master Plan; however, no development may occur within designated rights-of-way	100 ft	150 ft	150 ft	150 ft
Minimum Lot Width	150 ft	150 ft	150 ft	60 ft		100 ft	150 ft	150 ft	150 ft
Minimum Front Yard Setback	50 ft for both principal and accessory buildings and structures and an accessory building or structure shall not project closer to the front lot line than the principal building or structure and are prohibited in the required front yard	50 ft for both principal and accessory buildings and structures and an accessory building or structure shall not project closer to the front lot line than the principal building or structure and are prohibited in the required front yard	30 ft for both principal and accessory buildings and structures and an accessory building or structure shall not project closer to the front lot line than the principal building or structure and are prohibited in the required front yard	20 ft for both principal and accessory buildings and structures and an accessory building or structure shall not project closer to the front lot line than the principal building or structure and are prohibited in the required front yard		50 ft from major highways, 30 ft from collectors/local roads	50 ft	75 ft	100 ft
Minimum Side Yard Setback	15 ft for both principal and accessory buildings and structures	15 ft for both principal and accessory buildings and structures	12 ft for both principal and accessory buildings and structures	10 ft for principal building, 5 ft for accessory		50 ft when adjacent to the AG (Agricultural) zoning district,	75 ft when adjacent to the AG (Agricultural) zoning	75 ft when adjacent to the AG (Agricultural) zoning	50 ft

				buildings and structures		75 ft when adjacent to a residential zoning district	district, 100 ft when adjacent to a residential zoning district	district, 100 ft when adjacent to a residential zoning district	
Minimum Rear Yard Setback	50 ft for both principal and accessory buildings and structures	50 ft for principal building, 20 ft for accessory buildings and structures	40 ft for principal building, 20 ft for accessory buildings and structures	30 ft for principal building, 10 ft for accessory buildings and structures		35 ft	50 ft	50 ft	100 ft
Maximum Height or Number of Stories	No limit	35 ft or 3 stories, whichever is less for principal buildings, 20 ft or 1 story, whichever is less for accessory buildings and structures	35 ft or 3 stories, whichever is less for principal buildings, 20 ft or 1 story, whichever is less for accessory buildings and structures	35 ft or 3 stories, whichever is less for principal buildings, 20 ft or 1 story, whichever is less for accessory buildings and structures		35 ft or 2 ½ stories, whichever is less for principal buildings, 25 ft or 2 stories, whichever is less for accessory buildings and structures	40 ft or 3 stories, whichever is less for principal buildings, 25 ft or 2 stories, whichever is less for accessory buildings and structures	75 ft	20 ft or 1 story, whichever is less