

APPENDIX 3 – Bulk Regulations for All Districts Except A-1

Table 4.01-A

1) Minimum Development Area	.80 Acre (Must have public water & meet Minimum Fire Flow)	1 Acre (Must have public water)	2 Acres (2.01 acres and below must have public water)
2) Maximum Lot Coverage by all Buildings (As a percent of lot area)	N/A	N/A	N/A
3) Minimum Lot Width (Measured at the Building Setback Line)	100	125	150
4) Minimum Yard Requirements (In Feet)			
5) Setbacks			
1. Front	50	50	50
2. Rear	25	25	25
3. Side	25	25	25
Maximum Height (in feet)	35	35	35

Notes:

1) Setbacks are not applicable to agricultural buildings and structures.

2) Corner lots – Lots adjacent to the intersection of two (2) public streets, each yard abutting a public street shall be considered a front yard and shall meet at the front yard setback requirements, furthermore, corner lots shall also have one (1) side yard and one (1) rear yard that will meet the setback requirements. The rear yard of a corner lot shall be the yard that is opposite the front yard on the public street, which provides the address for the lot; the remaining yard shall be the side.

3) Accessory structures are to be located in the rear yard & minimum set back is 10 feet from property line & other structures.

4) Minimum Fire Flow shall mean a five hundred gallon per minute (500 gpm) water flow calculated at a twenty pound per square inch (20 PSI) residual pressure from a water line that is six (6) inches or greater in diameter.

5) **A-1 building setbacks are 50 ft from all property lines, minimum lot size for A-1 is 5 acres**