

Article VIII
Area, Yard and Height Requirements

Zoning District	Minimum Lot Size (In Square Feet Unless Otherwise Noted)								Minimum Lot width (in feet) at Setback-Line 1		Minimum Front Yard Setback (in feet) (for building) 2,3,4				Minimum Side and Rear Yard (in feet) 1		Max. Building Height (in feet)
	With Municipal Water and Sewer System		With Public Water or Sewer System		With Shared Water system, No Sewer		With Individual Wells and Septic Tanks		With Municipal /Public Water or Sewer System	No Municipal / Public Water or Sewer System	Federal & State Roads and County Arterial		County Maintained Collector and Local Roads		side	rear	
	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit	Min. Lot Area	Area Per Dwelling Unit			Center Line	row	Center Line	row			
A-1	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	125	150	70	20	60	20	20	20	35
A-2	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	5 Acres	125	150	70	20	60	20	20	20	35
RR	21,780	21,780	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	100	150	70	20	60	20	15	20	35
R-1	21,780	21,780	32,670	32,670	51,000	51,000	65,340	65,340	100	150	70	20	60	20	15	20	35
R-2	21,780	10,890	32,670	16,335	51,000	25,500	65,340	32,670	125	150	70	20	60	20	15	20	35
R-3 Single-family	21,780	21,780	32,670	32,670	51,000	51,000	N/A	N/A	100	N/A	70	20	60	20	15	20	35
R3-Two-family	21,780	10,890	32,670	16,335	51,000	25,500	N/A	N/A	100	N/A	70	20	60	20	15	20	35
R3-Multi-family	21,780	6,000	32,670	8,000	N/A	N/A	N/A	N/A	100	N/A	70	20	60	20	20	20	35
CSO	10,890	10,890	21,780	21,780	51,000	51,000	N/A	N/A	75	N/A	70	20	60	20	15	15	35
B-1	20,000	N/A	20,000	N/A	20,000	N/A	20,000	N/A	100	100	65	15	55	15	10	10	35
B-2	20,000	N/A	20,000	N/A	20,000	N/A	20,000	N/A	100	100	65	15	55	15	10	10	35
I	43,560	N/A	43,560	N/A	43,560	N/A	43,560	N/A	100	100	65	15	55	15	10	10	35

1. Or as provided for in the Madison County Subdivision Regulations.
2. Front yard setbacks as required in Article VIII do not apply to parking lots. Parking lots may be built to within five feet of the right-of-way in the front yard.
3. Setback for confinement livestock structures where a public road serves as the common property line shall be 90' from the centerline. The 400' residential setback required under Section 7.2.1.3 of this ordinance must still be observed.
4. Front setbacks for county maintained arterial roads shall be the same as shown on this table for Federal and State maintained roads.
5. Front Yard setbacks for the B-1, B-2 and I Districts include the 10' landscaping strip required under Section 6.2.3.7 of this ordinance.