

Sec. 126-194. - Schedule of residential district requirements for lot area, depth, width, coverage, setbacks, height.

(a) The schedule of residential district requirements shall be as follows:

Uses		Districts			
		<i>R-A</i>	<i>R-1L</i>	<i>R-1</i>	<i>R-2</i>
Minimum Lot Area Per Dwelling Unit in Square Feet or Acres					
	Dwellings, one-family	10 Ac.	13,500	10,000	10,000
	Dwellings, two-family				15,000
	Other uses	10 Ac.	10 Ac.	10 Ac.	10 Ac.
Minimum Lot Depth in Feet					
	Dwellings, one-family	300	150	120	120
	Dwellings, two-family				120
	Other uses	300	200	200	200
Minimum Lot Width in Feet					
	Dwellings, one-family	300	90	80	80
	Dwellings, two-family				100
	Other uses	300	200	200	200
Maximum Lot Coverage of All Structures		30%	30%	30%	30%

(b) Setbacks along county roads and state highways shall be as follows:

(1) Principal structures in all residential districts shall be:

- a. Ninety feet from the ultimate centerline of County Road 103 and County Road 121; and
- b. One hundred feet from the ultimate centerline of County Road 12 and County Road 14.

(2) Accessory buildings and/or structures, including decks in all residential districts shall be:

- a. Seventy feet from the ultimate centerline of County Road 103 and County Road 121;  
and
- b. Eighty feet from ultimate centerline of County Road 12 and County Road 14.

Uses		Districts			
		<i>R-A</i>	<i>R-1L</i>	<i>R-1</i>	<i>R-2</i>
Minimum Front Yard Setback in Feet					
	Dwellings	30	30	30	30
	Other uses	100	50	50	50
	Attached and detached accessory uses	25	25	25	25
Minimum Street Side Yard Setback in Feet					
	Dwellings	25	25	20 (25 adjacent to collector or arterial roads)	25
	Attached and detached accessory uses	25	25	20 (25 adjacent to collector or arterial roads)	25

Minimum Side Yard in Feet					
	Dwellings, one- or two-family	10	10	10	10
	Other uses	30	30	30	30
	Uses abutting other residential	45	45	45	45
	Attached and detached accessory uses	5	10	5	5
Minimum Rear Yard in Feet					
	Dwellings, one- or two-family	25	25	20	15
	Other uses	40	35	35	30
	Other uses abutting residences	50	50	50	50
	Attached and detached accessory uses	5	10	5	5
	Attached three-season porch	20	20	10	15
Maximum Building Height, Peak/Top of Roof, in Feet					
	Principal structure	35 feet or three stories, whichever is greater (in all districts)			
	Accessory structure	25	18*	18*	18*

\* Notes—Detached accessory structure: 18 feet or the height of the principle structure, whichever is less.

Attached accessory structure: The structure may have a height larger than 18 feet if needed to make it architecturally compatible (to match rooflines) with the principle structure. However, in no case shall the attached accessory structure be higher than the principle structure, nor shall the maximum height of a garage door exceed 16 feet.

General notes:

1. Minimum lot size for riparian lots within the critical area shall be 15,000 square feet.
2. Minimum lot depth for riparian lots within the critical area shall be 200 feet.
3. Minimum lot width shall be 80 feet for all riparian lots in the critical area.
4. Maximum lot coverage of impervious surface in the Mississippi River critical area shall be 30 percent.
5. Riparian lots within the critical area shall maintain setbacks of 40 feet from the bluff line and 100 feet from the normal high-water mark.
6. Minimum lot width of R-1 and R-2 corner lots shall be 90 feet.

(Code 1977, § 13-110.4; Ord. No. 650, 11-26-2007; Ord. No. 732, 10-28-2013)