

# SITE PLAN



**IN THE SPACE PROVIDED BELOW, please provide a site plan for the proposed building. Site plans must include ALL of the following items for the application to be deemed complete. You may choose to submit a separate site plan, however, all items identified here must be shown.**

- ✓ Dimensions of all lot lines.
- ✓ All roads and private lanes abutting the property.
- ✓ Location/size of all existing and proposed buildings, with setback distances measured at a right angle from lot lines.
- ✓ Indicate the front of the proposed building.
- ✓ Location of existing Wells & Septic Systems



## SETBACKS

### Agricultural (AG):

- Single Family Dwelling or Farm Dwelling – **50** feet from front yard property line a/k/a road right-of-way; **25** feet from each side yard property line; and **30** feet from rear yard property line. Maximum Building Height: 3 stories or 40 feet.
- Accessory Buildings – **60** feet from front yard property line a/k/a road right-of-way; **5** feet from each side yard and rear yard property lines. Maximum Building Height: 25 feet.
  - 1) No accessory building shall be used for dwelling purposes;
  - 2) Temporary buildings for construction purposes are permitted during the course of construction;
  - 3) Accessory buildings may not occupy more than 30% of the yard it occupies;
  - 4) Where a garage is entered from an alley, it must be 15 feet from the alley line; and
  - 5) Accessory buildings must be at least 6 feet from the principal building in order to qualify for the 5 foot setbacks for the side and rear yards. If closer than 6 feet, it must meet the same setback requirements for the principal building.
- Other Permitted Structures: Check with Planning & Zoning Department for specific structure and/or use setbacks.

### Single-Family Residential (R-1):

- Single Family Dwelling – **25** feet from front yard property line a/k/a road right-of-way; **10** feet from each side yard property line; and **25** feet from rear yard property line. Maximum Building Height: 2.5 stories or 35 feet.
- Accessory Buildings – **60** feet from front yard property line a/k/a road right-of-way; **5** feet from each side yard and rear yard property lines. Maximum Building Height: 18 feet.
  - 1) No accessory building shall be used for dwelling purposes;
  - 2) Temporary buildings for construction purposes are permitted during the course of construction;
  - 3) Accessory buildings may not occupy more than 30% of the yard it occupies;
  - 4) Where a garage is entered from an alley, it must be 15 feet from the alley line; and
  - 5) Accessory buildings must be at least 6 feet from the principal building in order to qualify for the 5 foot setbacks for the side and rear yards. If closer than 6 feet, it must meet the same setback requirements for the principal building.
- Other Permitted Structures: Check with Planning & Zoning Department for specific structure and/or use setbacks.

### Multi-Family Residential (R-2):

- Single, Two & Multiple Family Dwellings – **25** feet from front yard property line a/k/a road right-of-way; **10** feet from each side yard property line; and **25** feet from rear yard property line. Maximum Building Height: 2.5 stories or 35 feet for single & two family dwellings; 3 stories or 40 feet for multiple family dwellings.
- Mobile Home Park - **50** feet from front yard property line a/k/a road right-of-way; **50** feet from each side yard property line; and **50** feet from rear yard property line. Maximum Building Height: 2.5 stories or 35 feet.
- Accessory Buildings – **60** feet from front yard property line a/k/a road right-of-way; **5** feet from each side yard and rear yard property lines. Maximum Building Height: 18 feet.
  - 1) No accessory building shall be used for dwelling purposes;
  - 2) Temporary buildings for construction purposes are permitted during the course of construction;
  - 3) Accessory buildings may not occupy more than 30% of the yard it occupies;
  - 4) Where a garage is entered from an alley, it must be 15 feet from the alley line; and
  - 5) Accessory buildings must be at least 6 feet from the principal building in order to qualify for the 5 foot setbacks for the side and rear yards. If closer than 6 feet, it must meet the same setback requirements for the principal building.
- Other Permitted Structures: Check with Planning & Zoning Department for specific structure and/or use setbacks.

### Commercial (C-1 & C-R):

- Permitted Structures (Principal & Conditional Uses) – **25** feet from front yard property line a/k/a road right-of-way; **10** feet from each side yard property line; and **25** feet from rear yard property line. Maximum Building Height: 3 stories or 45 feet.
- Accessory Buildings – **60** feet from front yard property line a/k/a road right-of-way; **5** feet from each side yard and rear yard property lines. Maximum Building Height: 30 feet.
  - 1) No accessory building shall be used for dwelling purposes;
  - 2) Temporary buildings for construction purposes are permitted during the course of construction;
  - 3) Accessory buildings may not occupy more than 30% of the yard it occupies;
  - 4) Where a garage is entered from an alley, it must be 15 feet from the alley line; and
  - 5) Accessory buildings must be at least 6 feet from the principal building in order to qualify for the 5 foot setbacks for the side and rear yards. If closer than 6 feet, it must meet the same setback requirements for the principal building.
- See Planning & Zoning Department of exceptions and specific setbacks for Sexually Oriented Businesses and Gun Clubs.

### Industrial (I-1 & I-2):

- Permitted Structures (Principal & Conditional Uses) – **30** feet from front yard a/k/a road right-of-way, side yards, and rear yard property lines. Maximum Building Height: 3 stories or 45 feet in I-1, no height limitation in I-2.
- Accessory Buildings – **60** feet from front yard property line a/k/a road right-of-way; **5** feet from each side yard and rear yard property lines. Maximum Building Height: 2.5 stories or 35 feet in I-1, no height limitation in I-2.
- See Planning & Zoning Department for exceptions and specific setbacks for Junk Yards and Residential Correction Facilities.