

lots serviced by public sewer, the minimum lot area shall be ten thousand (10,000) square feet and, provided further that no such lot shall be less than eighty (80) feet wide at the building line, a building line being defined as the shortest line between the side lines bisecting the structure.

2. Floor Area: Buildings used in whole or in part for residential purposes which are hereafter erected, moved or structurally altered shall have a minimum floor area of seven hundred fifty (750) square feet of living area on the main floor(s) for single-family dwellings. For buildings which house multiple-family living units, each unit shall have a minimum floor area of seven hundred fifty (750) square feet of living area on the main floor(s) of the unit.
3. Height: No building shall be more than two and one-half (22) stories or thirty five feet (35') in height.
4. Side Yard: There shall be a side yard on each side of a building. In the Residential District no single side yard for any structure shall be less than ten feet (10') wide; provided further, that the highway setback regulations shall apply to all corner lots.
5. Rear Yard: There shall be a rear yard of not less than twenty five feet (25') in depth for any main building. Accessory buildings shall be provided with a minimum rear yard of not less than three feet (3').
6. Highway or street setback lines. See Section 4-3-5 of this Chapter. For a lot which does not have direct road frontage, in addition to the minimum setbacks provided for the highway or street, if applicable, the minimum front yard setback from any building to the front lot line shall be twenty-five feet (25').
7. Waterfront Setback Lines: See Section 4-7-5 of this Chapter.
8. Creation of Lot Lines on Developed Parcels: The setbacks of this Title shall apply to lot lines and land divisions which are created on parcels on which buildings or structures exist. (Ord. 01-0401, 4/17/01; Ord. 03-0201, 2/11/03)

4-3-1-2: AGRICULTURAL DISTRICT

- A. Use: In the Agricultural District no building or premises shall be used and no building shall hereafter be erected, moved or structurally altered, unless otherwise provided in this Chapter, except for one or more of the following uses:
1. a. Any use permitted in the Residential District; manufactured single-wide homes converted into dwellings.
 - b. A camper, motor home, recreational vehicle, house car, camp car, or any portable or mobile vehicle on wheels, skids, rollers or blocks either self-propelled or propelled by any other means which is used or originally designed to be used for temporary or permanent residential living or sleeping purposes, and other similar types of unit which is intended to be parked or stored on a vacant lot or a lot in which the unit's owner is not the resident landowner will be considered a building or structure intended for human habitation or occupancy, which will be required to meet all the

2. The setback line for Class I highways shall be one hundred ten feet (110') from the center line of the highway or fifty feet (50') from the right-of-way line, whichever is greater; the center line shall be as shown on the highway plans.

B. Class II Highways:

1. All County trunks are hereby designated as Class II highways. For the purpose of this Title any road will be considered as a County trunk after it has been placed on the County trunk system by the County Board and approved by the State Highway Commission.
2. The setback for Class II highways shall be seventy five feet (75') from the center line of such highway or forty two feet (42') from the right-of-way line, whichever is greater.

C. Class III Highways:

1. All town roads, streets, private access roads, easements, shared accesses in otherwise undesignated housing developments and subdivisions, and highways not otherwise classified are hereby designated as Class III highways.
2. For all Class III highways, setback lines are hereby established, parallel to and distant sixty three feet (63') from the center line or thirty feet (30') from the right-of-way line, whichever is greater.

D. The following shall apply on any street or highway for vacant lots in partially occupied blocks that do not abut on a lake or stream.

1. When the setback for an existing main building or buildings is greater than the setback otherwise required by this Section, and a building site fronting on the main street is located within two hundred fifty feet (250') of such main building or buildings, as measured along the shortest straight line between the nearest points on such building site and such main building or buildings, the setback on such building site shall be the average of the setback for such main buildings; or if there be only one such main building, the average of the setback for such main building and the setback otherwise required by this Section; provided, that no existing setback greater than twice the setback required by subsections A, B and C of this Section shall not be considered in applying the above rules.
2. A setback less than the setback required by subsections A, B and C of this Section shall not be permitted on any building site, except by order of the Board of Adjustment, unless there are at least five (5) existing main buildings built to less than such required setback, within five hundred feet (500') of such building site. In such cases, the setback to be applied to each building site shall be the average of the setbacks of the nearest existing main building on each side of such building site; or, if there be no main building on one side, the average of the setback for the main building on one side and the setback required by subsections A, B and C of this Section.
3. When the nearest main building is more than two hundred fifty feet (250') from a building site, measured as specified in subsection D-1 above, the setback