

CHAPTER 1137

Area, Bulk, Height and Coverage Regulations

- 1137.01 District regulations.**
- 1137.02 Additional height regulations.**
- 1137.03 Maximum coverage.**
- 1137.04 Garages and foundations.**

CROSS REFERENCES

- Area definitions - see P. & Z. 1121.01(a)(2), (3)
- Building height defined - see P. & Z. 1121.01(a)(9)
- Coverage defined - see P. & Z. 1121.01(a)(13)
- Special use permits - see P. & Z. Ch. 1175

1137.01 DISTRICT REGULATIONS.

The following table is a schedule of area, bulk, height and coverage controls for the Village.

Zoning Map Symbol	District	MINIMUM LOT DIMENSIONS			Minimum Floor Space	MINIMUM LOT DIMENSIONS			Maximum Height Buildings Feet	Maximum Lot Coverage Percent
		Lot Area (sq. ft.)	Lot Width (ft.)	Lot Depth (ft.)		Front (ft.) from the Right of Way	Each Side Yard (ft.) from the Property Line	Rear Yard (ft.) from the Property Line		
R-1	One family with or without sanitary sewer	20,000	100	200	1500(1) 800(2)	60	10	50	35	20
R-2, R-3	2 or 3 family with or without sanitary sewer	40,000	160	250	2000(1) 1000(2)	60	10	50	35	20
R-3	Multi-family with sanitary sewer	Not to exceed six units per acre	160	250	1000 sq. ft. per unit (1) 500 sq. ft. (2)	60	10	50	35	40
B-1	General Business	100,000	200	500		100	(3)	50	35	
B-2	Highway Business	100,000	200	500		100	(3)	50	35	
I-1	Industrial	150,000	300	500		100	50	75	100	
PUD	Planned Unit Development	100 Acre Minimum	See Chapter 1180 Planned Unit Development District			See Chapter 1180 Planned Unit Development District			35	80

- Notes: (1) Single floor houses (ranch)
 (2) First floor in a two story house, with the balance on the second floor
 (3) Fifty feet when adjacent to a residential district and on the side adjacent to the resident district
 (Ord. 9-2007. Passed 2-5-06.)

1137.02 ADDITIONAL HEIGHT REGULATIONS.

(a) General Application. No building or structure shall have a greater number of stories, nor have an aggregate height of a greater number of feet than is permitted in the district in which such building or structure is located, except as noted elsewhere in this Zoning Ordinance.

(b) Permitted Exceptions to Height Regulations. Chimneys, cooling towers, elevators, bulkheads, fire towers, gas tanks, grain elevators, steeples, water towers, ornamental towers or spires, communications, radio, or television towers, or necessary mechanical appurtenances, may be erected as to their height in accordance with existing or hereafter adopted ordinances of the Village, provided no tower other than a church spire or tower of a public building shall exceed the height regulations by more than forty percent. No tower shall be used as a place of habitation or for tenant purposes. No sign, nameplate, display or advertising device of any kind whatsoever, shall be inscribed upon or attached to any chimney, tower, tank or other structure which extends above the height limitations.

(Ord. 90-00. Passed 12-18-00.)

1137.03 MAXIMUM COVERAGE.

Land coverage by principal and accessory buildings or structures on each zone lot shall not be greater than is permitted in the district where such principal and accessory buildings are located.

(Ord. 90-00. Passed 12-18-00.)

1137.04 GARAGES AND FOUNDATIONS.

Within any R-1, R-2 or R-3 District, no structure or land shall be used or designed to be used except for one or more of the following specified uses:

- (a) Residential dwellings shall have an enclosed four-sided attached garage together with a permanent frost-free perimeter foundation. The lowest level of any residential dwelling shall be considered the basement and must have an interior floor at least four feet below the front finish grade and have interior side walls a minimum of eight feet in height. The area of this lowest level of the residential dwelling excluding any garage must be at least forty percent (40%) of the area of the interior building floor plan at grade level. In addition, all two story and ranch style dwellings shall have full basements under all primary living areas.

(Ord. 29-2006. Passed 4-17-06.)