

(b) *Minimum area regulations.*

- (1) *Minimum lot width.* The width of each zoning lot shall not be less than 300 feet. There shall be no minimum lot width in the A-1(D) district if the standards of the planned unit development overlay are met.
- (2) *Front yard.* Front building lines shall conform to the average building lines established in a developed block. In all cases, this front building line shall be set back a minimum of 50 feet from the front property line.
- (3) *Side yard.* There shall be two side yards, one on each side of the building, having a minimum width of 15 feet each, plus one additional foot for each foot in building height over 20 feet above base flood elevation.
- (4) *Rear yard.* There shall be a rear yard having a depth of not less than 25 feet, plus one additional foot, for every foot in building height over 20 feet above base flood elevation.

(c) *Maximum lot coverage.*

- (1) *Residential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 15 percent of the total area of the lot.
- (2) *Nonresidential uses.* The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed 40 percent of the total area of the lot.

(d) *Height regulations.*

- (1) No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in [chapter 115](#), article II, whichever is higher.
- (2) Uses incidental to farming, such as silos, windmills, etc., and any other non-habitable structure (e.g., radio, TV tower) may exceed this height limitation; provided, however, that there be one foot of setback for every one foot over 45 feet from existing dwellings or residences and/or property lines.

(e) *Off-street parking and loading requirements.* Off-street parking and loading shall be provided as put forth in article VI, division 8, of this chapter.