

**ARTICLE XII**  
**BUILDING SIZES, LOT SIZES AND YARD REQUIREMENTS**

**(Effective July 28, 2017)**

**Section 12.10 Building Sizes, Lot Sizes and Yard Requirements Applicable to All Districts**

- A. Each dwelling or other main building hereafter erected in any district shall have a permanent foundation and a minimum of seven hundred (700) square feet of floor space, not including breezeways, porches and garages, unless specifically exempted elsewhere in this Ordinance.
- B. The floor area of a mobile home shall be that stated as the manufacturer's declared measurements.
- C. Campground cabins shall not exceed six hundred and fifty (650) square feet including covered porches.
- D. All structures, lots, and structure setbacks from property lines shall comply with the regulations established in Article XII of this Ordinance, unless specifically exempted elsewhere in this Ordinance.

**Section 12.11 Schedule of Regulations**

(see next page for table)

**NOTES:**

- 1. No structure shall be built within the minimum yards required except when expressly allowed elsewhere in this Ordinance.
- 2. In no case shall a lot or parcel having frontage on the Boardman River or its tributaries be less than two hundred (200) feet wide at the water's edge or the building setback line, or be less than two hundred (200) feet deep.
- 3. The water's edge shall be considered to be the ordinary high water mark.
- 4. A dock may be constructed parallel to the bank, not exceeding ten (10) feet in length and not protruding in the stream, and when constructed of natural materials such as rocks or logs.
- 5. Variance provisions for the width-to-depth ratio will be found in General Ordinance 26, Land Division Ordinance, Section VII D.

**Section 12.12 Hardship**

No requirements contained in this Article shall prevent the use of a lot or parcel of land of lesser size, provided the same was of legal record or had been laid out by a registered surveyor prior to the effective date of this Ordinance; and provided, further, that as to any lot or parcel of land not of legal record or so laid out on the date of passage of this Ordinance, if any conditions shall create a hardship in complying with the restrictions contained in this Article, then the Planning Commission may grant deviation therefrom after first determining that the same shall not be inimical to the public health, safety or welfare.

12.11 Schedule of Regulations

Effective 04/09/2017

Zones	Minimum Lot Width (at front yard setback line)	Minimum Lot Area (in square feet, unbroken by any road street or thoroughfare)	Front Yard (Minimum Structure Setback in feet) Note 1	Side Yards (Minimum Structure Setback in feet) Note 1	Rear Yard (Minimum Structure Setback in feet) Note 1	Maximum Structure Height	Maximum Structural Coverage of Lot (building footprint)	Minimum Width:Maximum Depth ratio regulating lot shape	Land Use Regulated in Setbacks (see applicable zone regulations)
R-1	100'	20,000	30'	15'	30'	35'(*)		1:4	
R-2 Single Family	100'	12,000	30'	15'	30'	35'(*)		1:4	
R-2 Two Family	120'	22,000	30'	15'	30'	35'(*)		1:4	
R-3 Single Family	100'	12,000	30'	15'	30'	35'(*)		1:4	
R-3 Multi Family	120'	11,000 per dwelling	30'	15'	30'	35'(*)		1:4	
A-1	200'	40,000	30'	15'	30'	35'(*)		1:4	
RC-1	300'	5 acres	30'	15'	30'	35'(*)		1:4	
C-1	100'		50'	10'	30'	35'(*)	40%	1:4	Yes
N	100'		50'	Total 30% of width but not less than 15'	30'	35'(*)	40%	1:4	Yes
MHP	300'	17 acres	Per Statute	Per Statute	Per Statute	35'(*)		1:4	
<b>SPECIAL SITUATIONS:</b>	(except for the specific requirement stated, the regulations for the underlying zone shall remain unchanged)								
Frontage on Boardman River and tributaries. See note 2	200'		100' from water's edge. Notes 3, 4						Yes
Frontage on all other Lakes and Streams			50' from water's edge. Note 3						Yes
M-72 in A-1 Zone			100'						
Supply Road			150'						
Old M-72 in C-1 Zone			30'	0					Yes
Enclosures/structures for livestock, domestic animals (except house pets)		2-1/2 acres	100'	100'	100'				
M-72 in C-1, R-3 & N Zones (*) or 2-1/2 stories above grade	100'		75'		30'		33%	1:4	Yes