

SECTION 40-3-17 - AREA AND BULK REGULATIONS - SUMMARY SHEET

Zone Districts	Minimum Lot Size					Minimum Yard Dimensions				
	Maximum Number of Dwelling Units	Area in Square Feet or Acres	Width at Building Line, in Linear Feet	Mean Depth in Linear Feet	Depth of Front Yard in Feet	Depth of Side Yard Abutting Street in Feet	Depth of Side Yard Abutting a Lot, in Linear Feet		Minimum Distance to Nearest Principal on Adjacent Lot in Feet	Depth of Rear Yard in Linear Feet
							Total for Both	Minimum for either		
"A-1" Agricultural	1	3 acres	150' Min	200' Min	50' Min	50' Min	25'	10'	N/A	25'
"SR-1" Single-Family	1	10,000 sq ft	80' Min	100' Min	25' Min	25' Min	25'	10'	N/A	25'
"SR-2" Single-Family	1	7,000 sq ft	50' Min	100' Min	25' Min	25' Min	20'	7.5'	N/A	25'
"MR-1" Multiple-Family	1 per	5,500 sq ft or 4,000 sq ft per unit whichever is greater	50' Min	100' Min	15' Min	25' Min	7'	10'	15'	20'
"B-1" Central Business	1	N/A	30' Min	N/A	Generally nine required except as necessary to achieve compliance with applicable off-street parking and loading requirements. However, any lot abutting a residential district shall conform to the front and side setback requirements of such district.					
"B-2" Highway Business	N/A	20,000 sq. ft.	125' Min	150' Min	50' Min	50' Min	50'	20'	75'	25'
"I-1" Industrial	N/A	20,000 sq ft	125' Min	150' Min	25' Min	50' Min	50'	25'	N/A	25'

SECTION 40-3-17 - AREA AND BULK REGULATIONS - SUMMARY SHEET

Zone Districts	Maximum Height of Principal Building in Linear Feet				Accessory Buildings and Uses if Detached Minimum Distance to:								
	Maximum Height of Principal Building in Linear Feet	Maximum Coverage as a Percentage of Lot	Maximum Height in Linear Feet	Principal Building in Linear Feet	Front Lot Line in Linear Feet	Side Lot Adjacent to Street in Linear Feet	Other Side Lot Line in Linear Feet	Rear Lot Line in Linear Feet	Principal Building in Linear Feet	Front Lot Line in Linear Feet	Side Lot Adjacent to Street in Linear Feet	Other Side Lot Line in Linear Feet	Rear Lot Line in Linear Feet
"A-1" Agricultural	35'	N/A	25'	N/A	50'	25'	5'	8'					
"SR-1" Single-Family	35'	25%	25'	N/A	N/A	25'	5'	8'					
"SR-2" Single-Family	35'	25%	25'	N/A	N/A	25'	5'	8'					
"MR-1" Two-Family	35'	30%	25'	N/A	N/A	25'	3'	3'					
"B-1" Community Business	35'	50%	25'	15'	15'	25'	See Principal Building	12'					
"B-2" Highway Business	35'	50%	25'	15'	15'	25'	15'	12'					
"I-1" Industrial	60'	40%	25'	15'	15'	25'	15'	12'					

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDICES

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Appendix 5 Buffer Strips

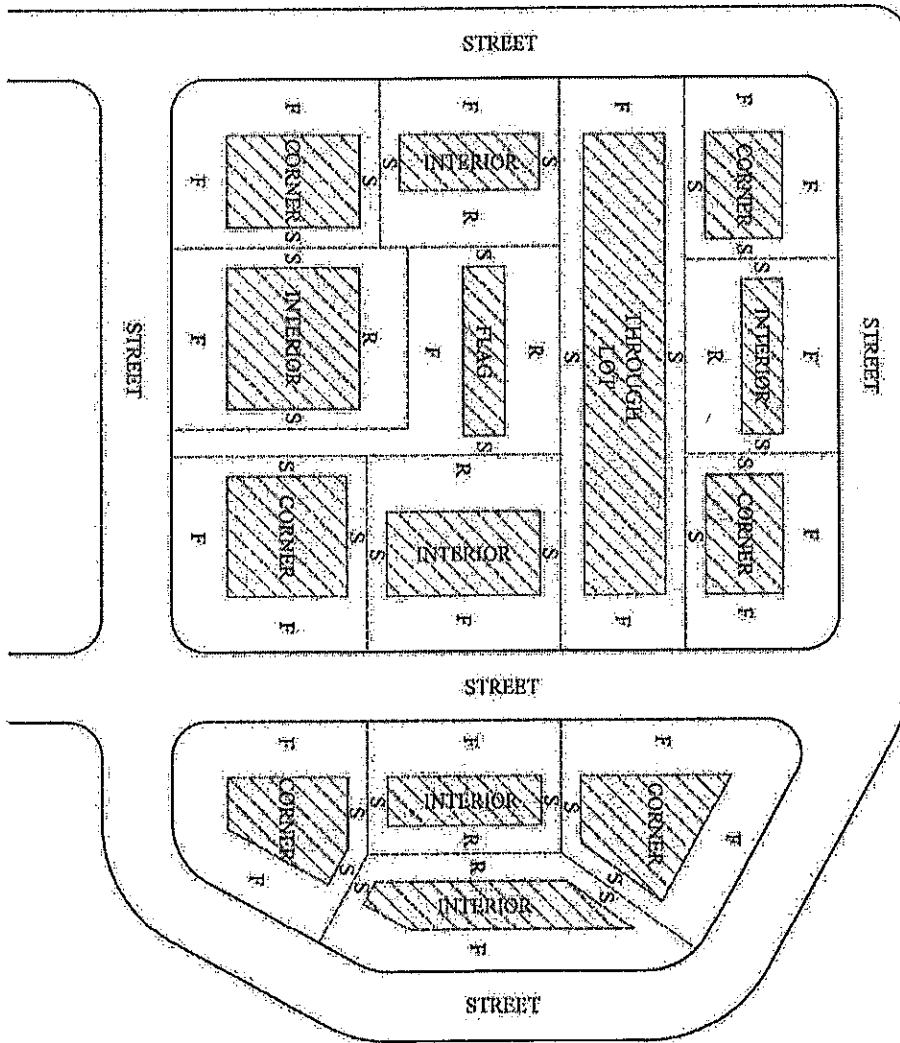
- A. Buffer Strip 1
- B. Buffer Strip 2
- C. Buffer Strip 3

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 1

Lot Types and Yard Definitions

S - SIDE FRONT
F - FRONT YARD
R - REAR YARD

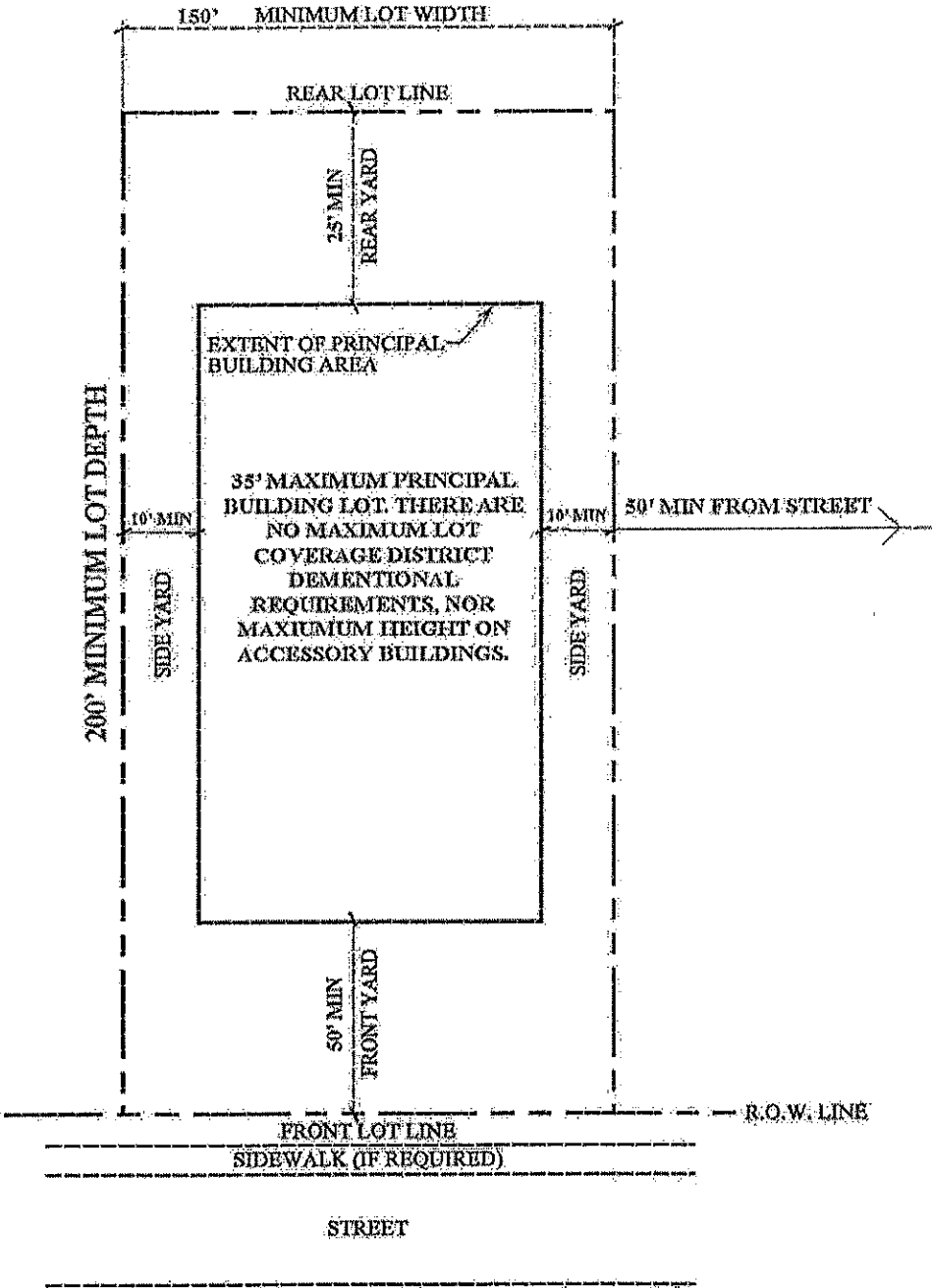


LOT TYPES & YARD DEFINITIONS

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 2A

A-1 District Yard And Lot Coverage

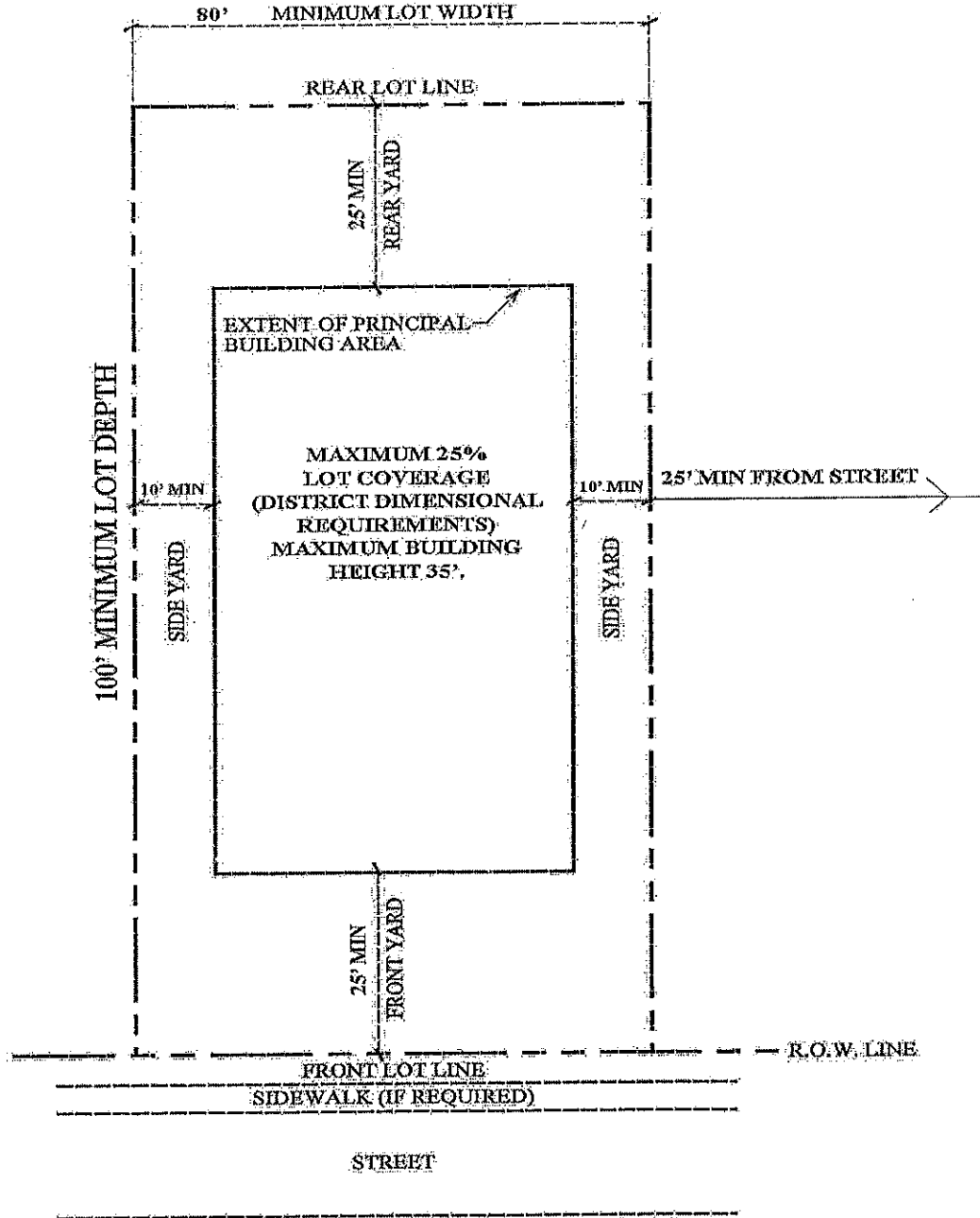


YARD AND LOT COVERAGE

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 2B

SR - 1 District Yard and Lot Coverage

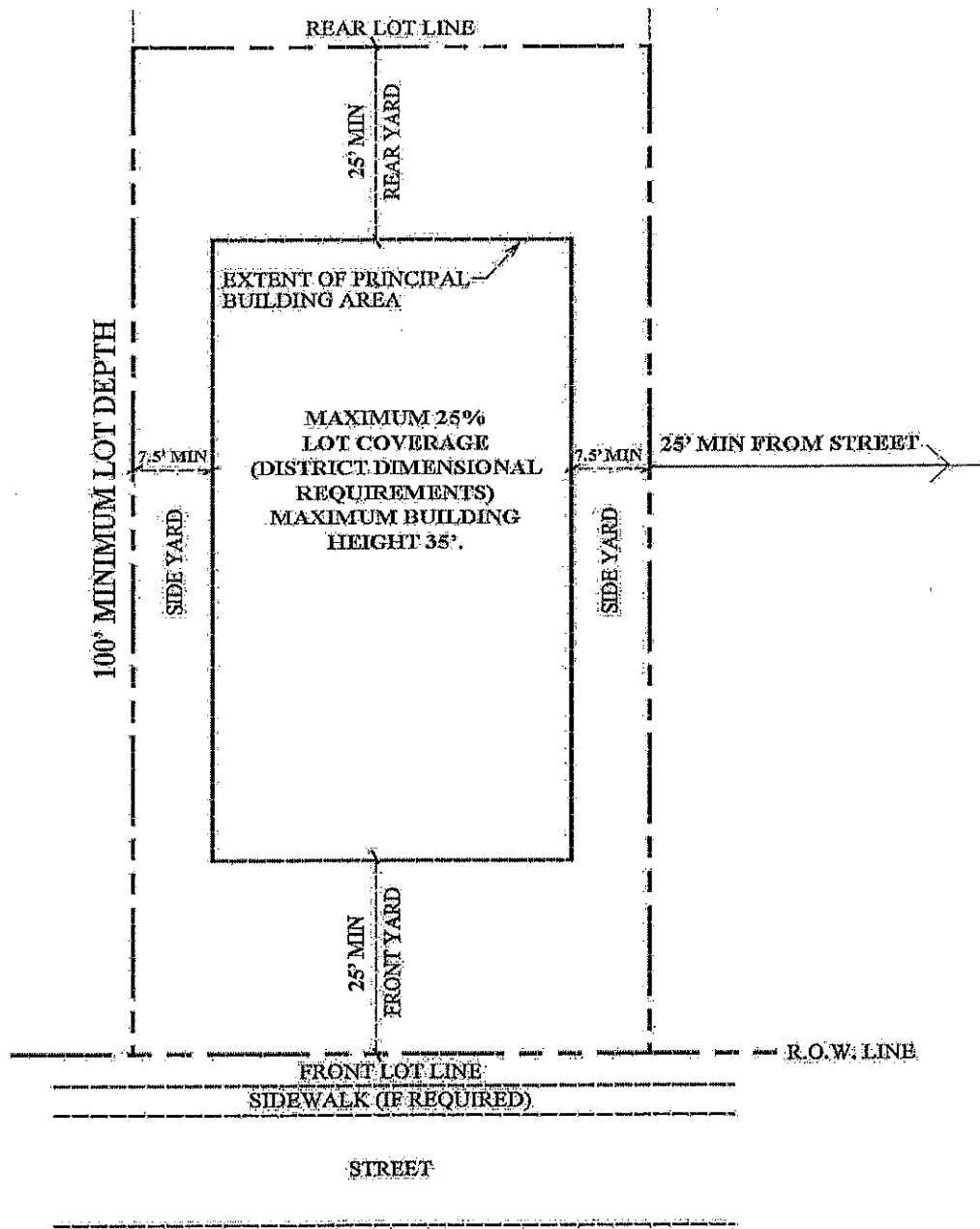


YARD AND LOT COVERAGE

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 2C

SR - 2 District Yard And Lot Coverage

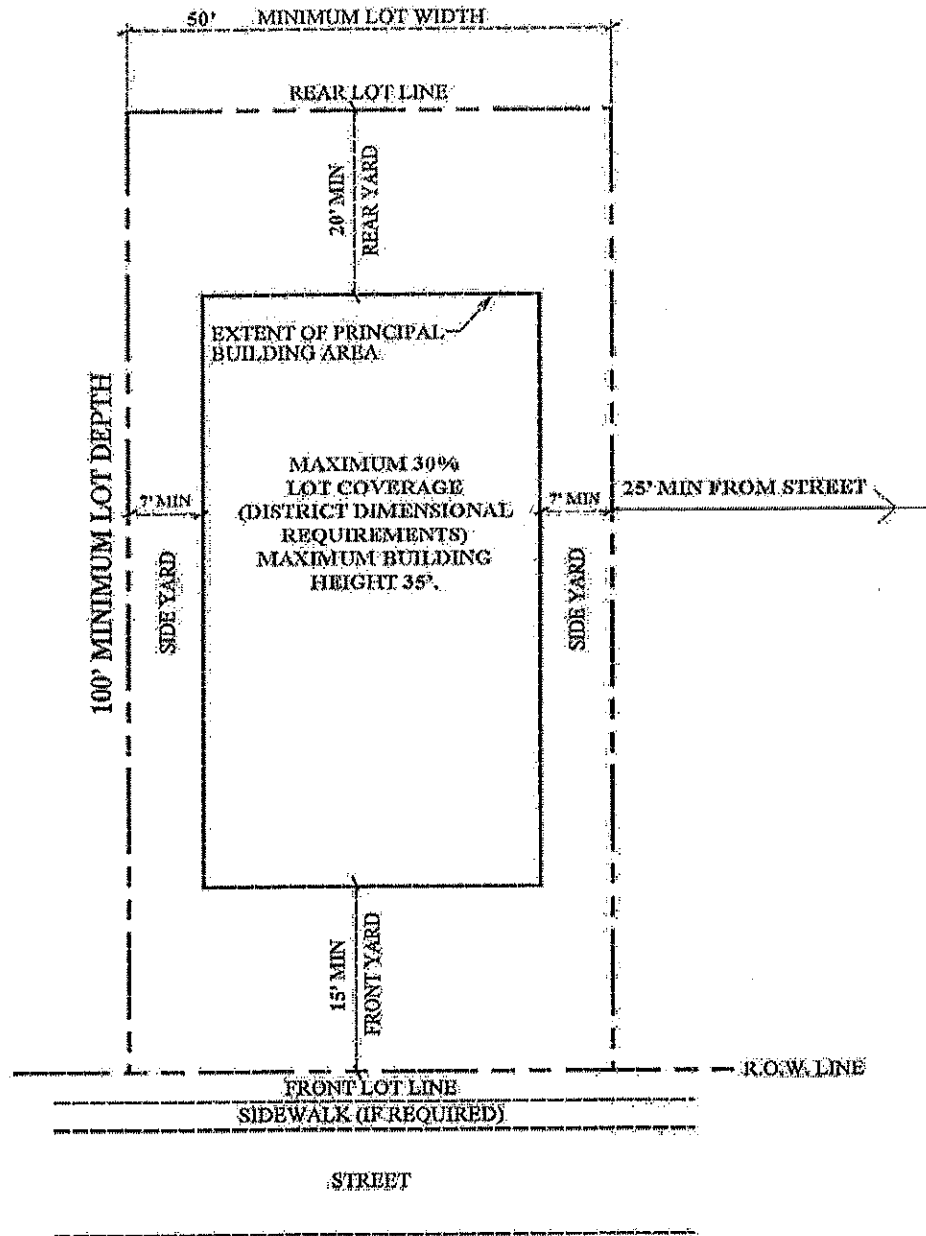


YARD AND LOT COVERAGE

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 2

MR - 1 District Yard And Lot Coverage

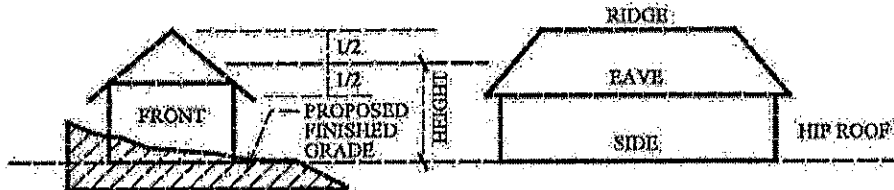
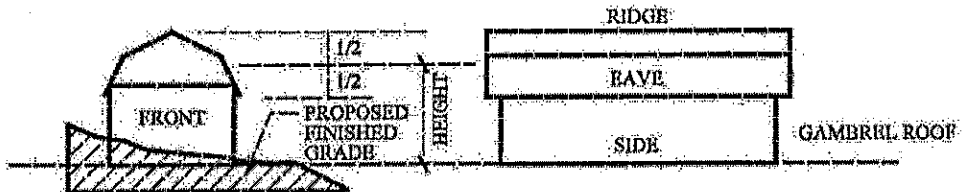
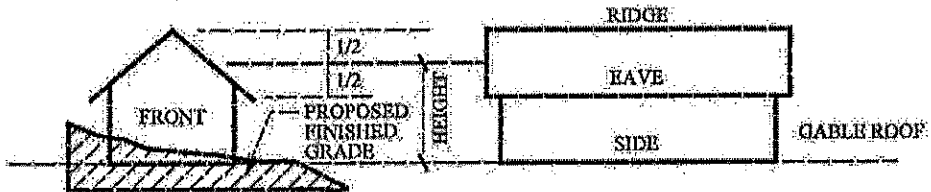


YARD AND LOT COVERAGE

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 3

Building Heights

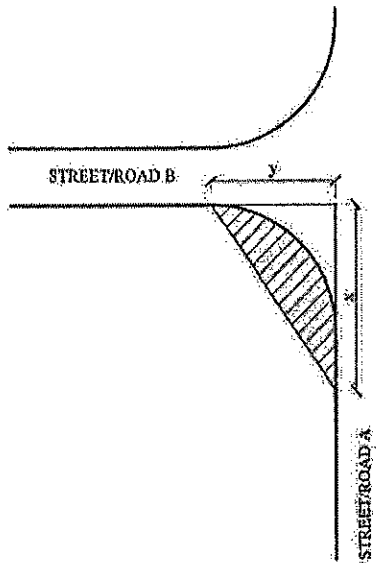


BUILDING HEIGHTS

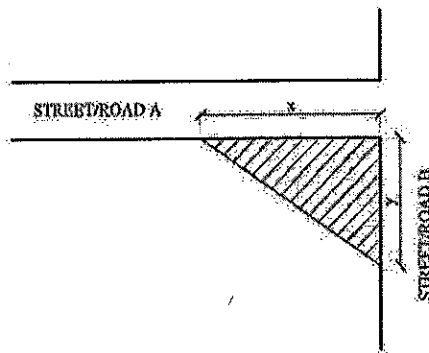
CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 4

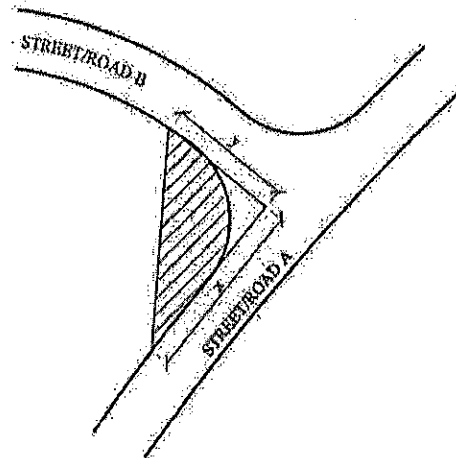
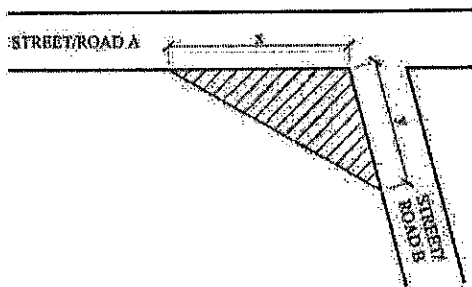
Clear Sight Triangle Criteria



Example C



Example D



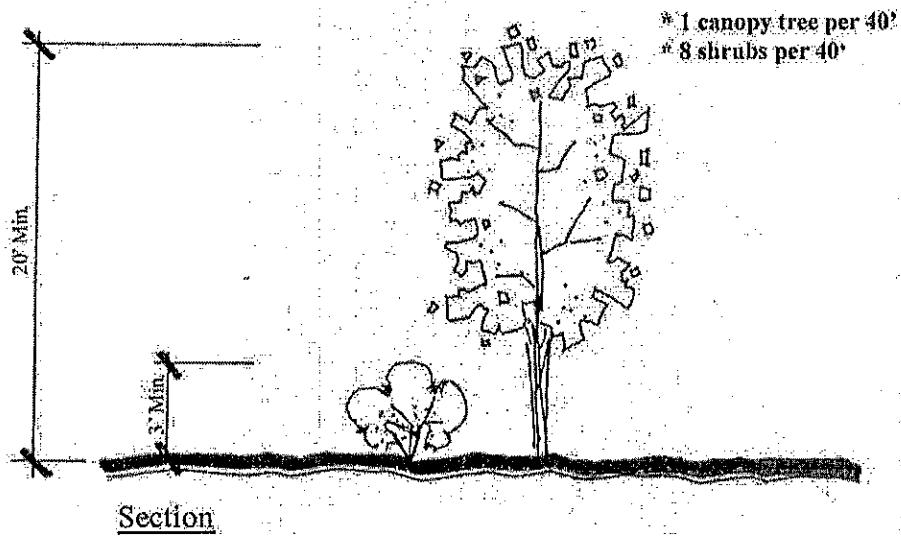
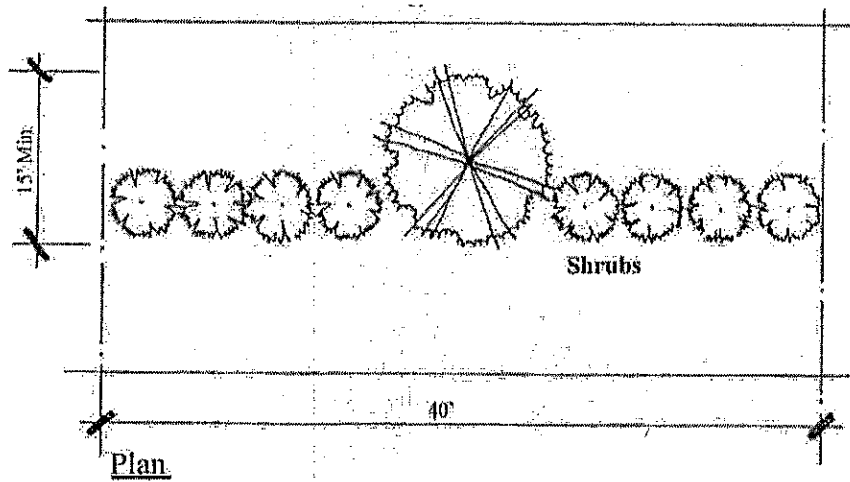
	Sight Distance	
	x	y
A/Collector	150'	150'
L/Service	90'	90'

 CLEAR SIGHT AREA

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 5A

Buffer Strips

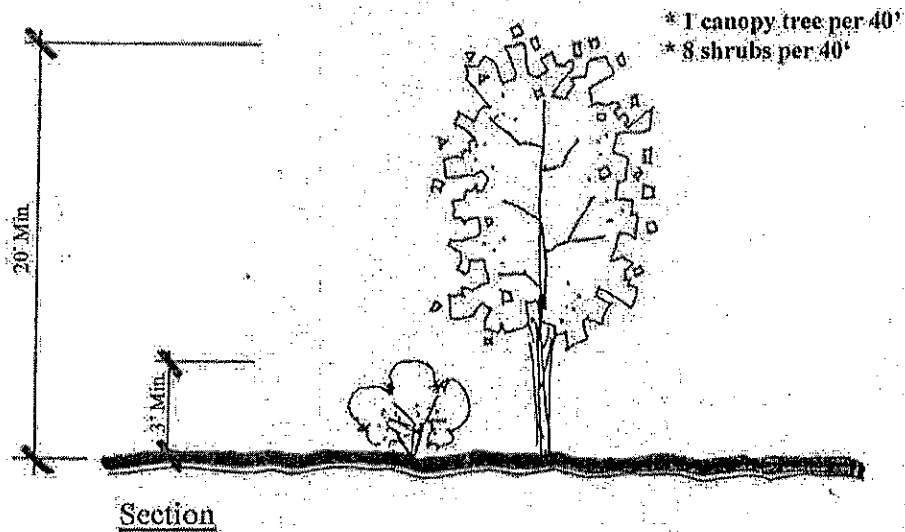
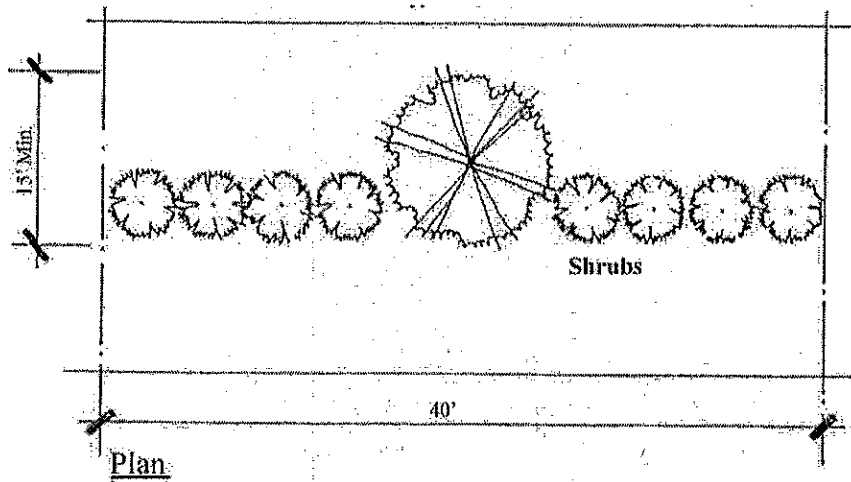


**Buffer Strip
Example**

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 5B

Buffer Strips

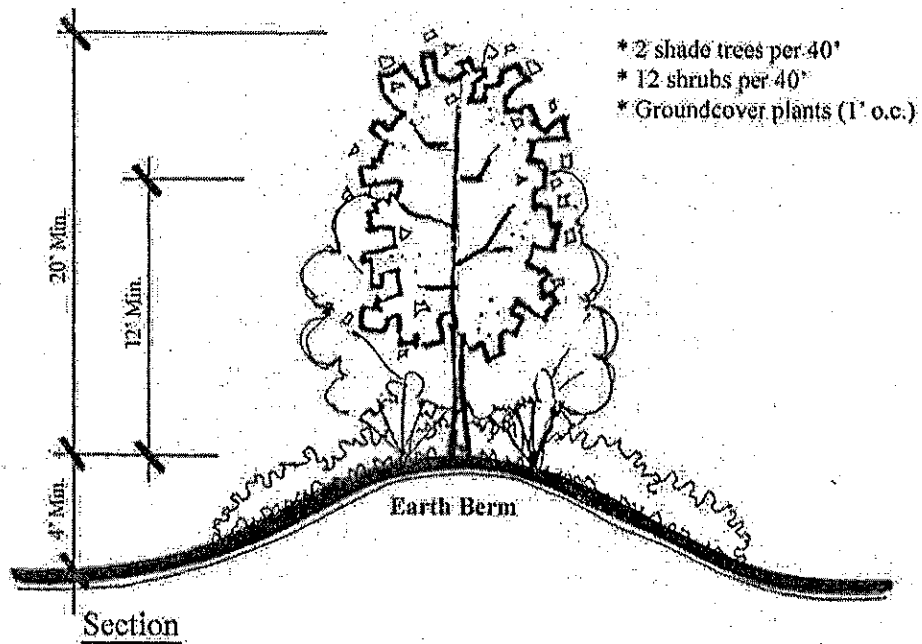
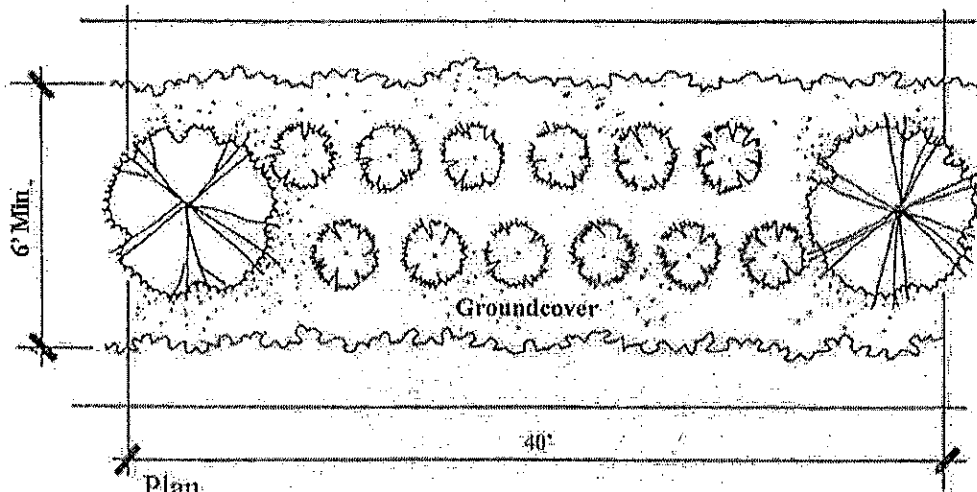


**Buffer Strip
Example**

CITY OF McLEANSBORO ZONING ORDINANCE

APPENDIX 5C

Buffer Strips



**Buffer Strip
Example**

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