

ARTICLE 17 DISTRICT HEIGHT, AREA AND BULK REGULATIONS

17-101 District Height, Area, and Bulk Regulations:

ZONING DISTRICT	Maximum Height of Building		Minimum Yard Requirement in Feet			Minimum Lot Dimensions in Feet		Minimum Lot Area in Square Feet
	Feet	Stories	Front Yard	Side Yard (A)	Rear Yard	Width	Depth	
"A" Agricultural			75 (A)	50 (A)(B)	50 (A)	660	660	40 Acres (C)
"RR" Rural Residential	35	2 ½	30	10 (B)	20	330	330	435,600
"SR" Suburban Residential	35	2 ½	30	10 (B)	20	165	250	43,560
"R-1" Single Family Residential	35		30	15 (B)	20	100	150	20,000
"ES" Marion Reservoir Eastshore Residential District	35	2 ½	30/50 (D)	6 (B)	10/20 (D)	40	40	1,600
"LL" Marion County Lake Lot Residential District	35	2 ½	20	8 (B)	10			1,600
"V-1" Village District	35	2 ½	20	8 (B)	10			

- A. On major roads and highways only.
- B. A side yard shall be provided on each side of the lot. The dimension given is for one side only.
- C. Lots may be smaller than 40 acres only when approved through an Agricultural Lot Split under the Marion County Subdivision Regulations.
- D. In the "ES" District, different lots have different yard requirements based on the plat.
- E. No building is permitted to be constructed in any easement.
- F. Accessory structures in the "R-1," "LL," and "V-1" districts shall maintain a minimum 3 foot side yard and a minimum 5 foot rear yard (refer to Article 3, Article 4, and Article 18-103(2) of these regulations).