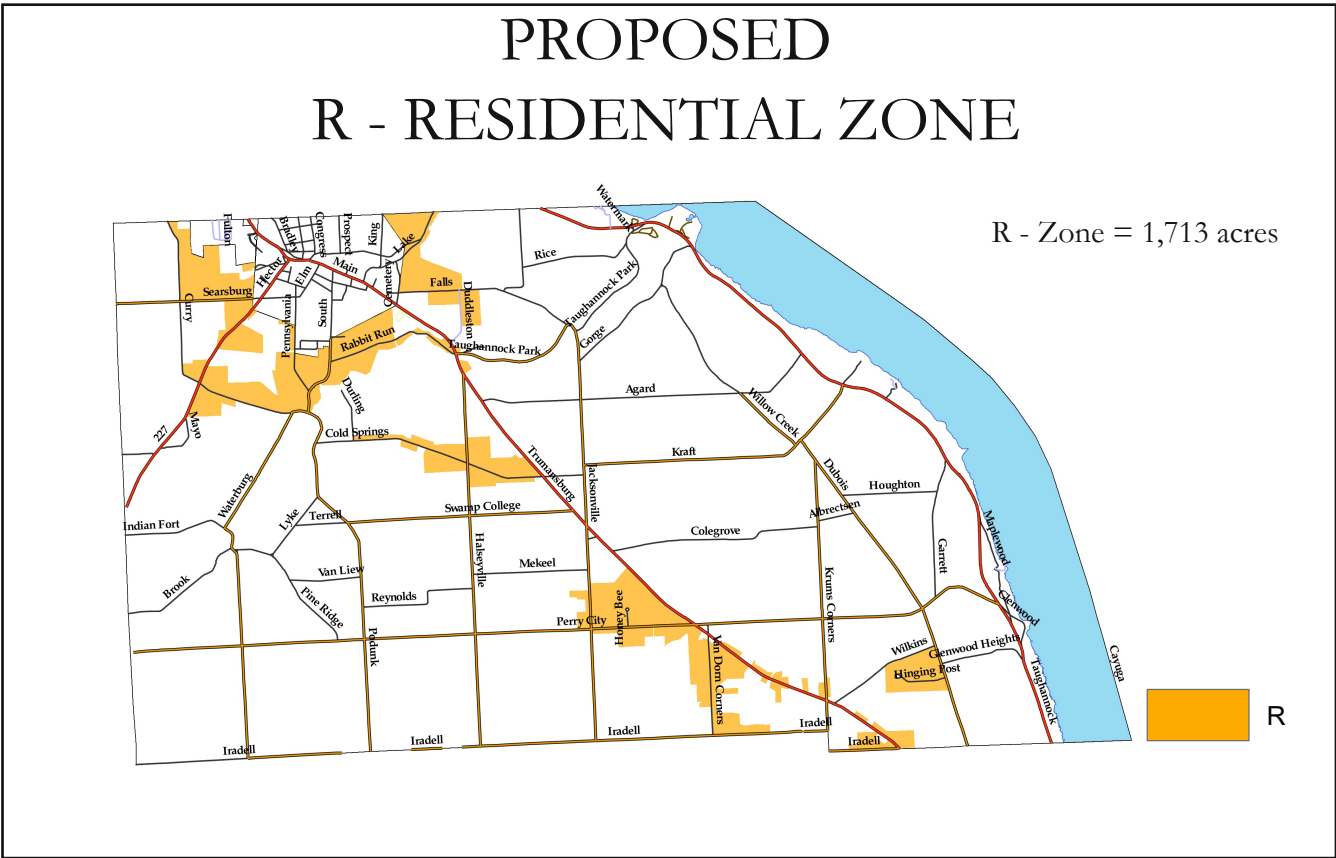
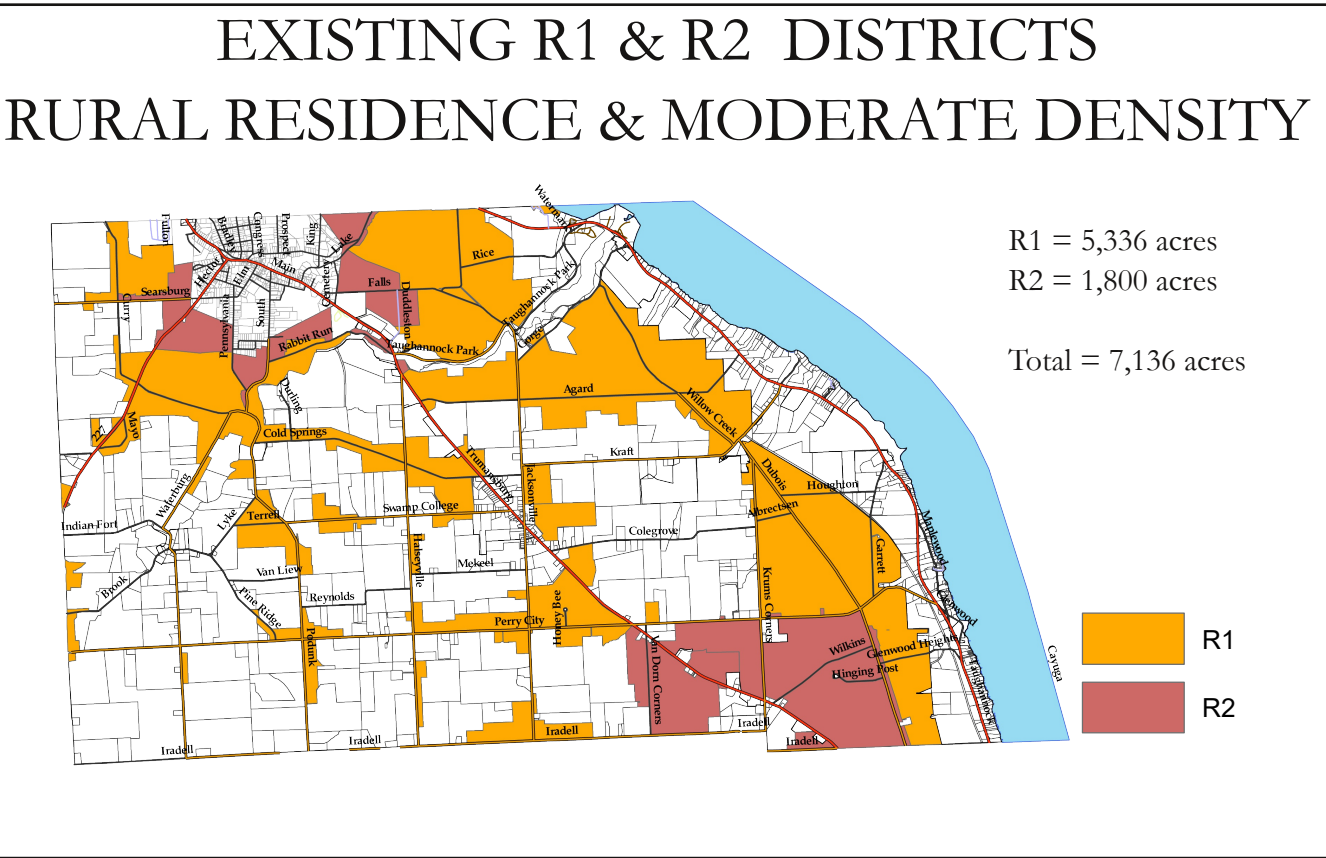


# R1 & R2 DISTRICTS HAVE BEEN ELIMINATED AND REPLACED WITH R - RESIDENTIAL ZONE



R1 - Rural Residence District	
min lot area (acres)	2 acres
min lot width (ft)	250 ft
min lot depth (ft)	250 ft
front yard setback (ft)	50 ft
side yard setback (ft)	15 /25 on corner lot
rear yard setback (ft)	35 ft
max height (ft)	32 ft
max lot coverage (%)	5%
Number of dwellings on a lot	2

R2 - Moderate Density District	
min lot area (acres)	1 acre/ 32,000 sq ft if public water and sewer
min lot width (ft)	160 ft
Rear yard setback (ft)	200 ft
front yard setback (ft)	50 ft
side yard setback (ft)	15 /25 on corner lot
rear yard setback (ft)	35 ft
max height (ft)	32 ft
max lot coverage (%)	7.50%
Number of dwellings on a lot	1

R- Residential Zone	
min lot area	1 acres /32,000sq ft w/ sewer or water
min lot width	160 ft
min lot depth	200 ft
front yard setback	50 ft
side yard setback	15 ft
rear yard setback	35 ft
max height	32 ft
max lot coverage	7.5%
Number of dwellings on a lot	1
max floor area (Ag Building)	20000 sq ft
Farm Operation, accessory commerce	xxx
max floor area (Non-Ag Building)	5000 sq ft
max floor area Accessory Dwelling Unit	1200 sq ft

**§ 212-35 Purpose.**  
*The purpose of the R—Residential Zone is to provide for moderate-density residential development in areas served by public water and/or public sewerage. Development densities when combined with cluster residential subdivision development options have the potential for providing for attractive, quality neighborhoods while preserving important open space resources consistent with the Ulysses Comprehensive Plan and the goals of organized and logical growth, increased employment opportunities and an increased tax base.*