

ARTICLE 4. ZONING DISTRICTS

100 Permitted Uses in All Districts.

- A. Off-street parking and loading as required by Article 5.
- B. Accessory and temporary uses and home occupations as permitted by Article 6.
- C. Signs as permitted by Article 7.

101 A-1 Agricultural Transition District. This district is established to retain many of its rural characteristics, but to also serve as a transition area to accommodate selected nonagricultural uses and an increasing amount of low-density dwellings. Minimum public services would be anticipated.

A. Permitted Uses.

- 1. Single-family detached dwellings, earth-sheltered dwellings, modulars, residential-design manufactured homes and multiple-wide manufactured homes meeting the standards of the National Manufactured Home Construction and Safety Standards Act of 1976, i.e., the HUD Code.
- 2. Churches, chapels, temples and synagogues.
- 3. Golf courses, including accessory club houses, but not commercial driving ranges or miniature golf courses.

B. Special Uses.

- 1. Airports, airparks, heliports, ultralite landing areas and aircraft landing fields, publicly and privately owned.
- 2. Animal clinics or hospitals with outside runs when permitted.
- 3. Campgrounds, subject to the following regulations and accompanied by a plot plan:
 - a. Campgrounds shall be utilized only for the accommodations of camping trailers, tents and other similar camping vehicles, and under no circumstances shall a campground be utilized for the occupancy of manufactured or mobile homes.
 - b. The tract to be used for a campground shall not be less than two acres in area and be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

- c. Campgrounds shall have a maximum density of 20 camping spaces per gross acre, a minimum area of 1,250 square feet for each space, and maintain a setback of no less than 25 feet from any public street or highway right of way or property line.
 - d. If deemed necessary to screen adjoining property and provide privacy to the campground, a solid or semi-solid fence or wall at least six feet high, but not more than eight feet high, may be required. In lieu of a fence or wall, a landscape buffer may be provided not less than 20 feet in width and planted with coniferous and other plant materials. The fence, wall or landscape buffer shall be properly maintained by the operator.
 - e. The campgrounds shall have an accessible, adequate, safe and potable water supply and, if a public water supply is reasonably available to the campgrounds, it shall be used. Also, it must have an adequate method for on-site sewage disposal as provided for in these regulations; however, if a public sewer system is reasonably available, it shall be used. (See Section 3-103J for sewer and water facilities.)
 - f. The campground and any service buildings and refuse disposal systems must be maintained in a clean, sanitary condition and kept free of any condition that will harm the health of the occupants or the public or constitute a nuisance.
4. Cemeteries including crematories and mausoleums.
5. Commercial development of natural resources and extraction of raw materials such as rock, gravel or sand; provided, that fencing may be required where deemed necessary and that it is the intent of these regulations to require an orderly continuing use of all land permitted to be excavated for its resources. At the time an application is made for a special use, the applicant shall submit a general plan for restoration of the area to be excavated or to be used in any way as part of the operations. A special use amendment shall be required for all new or expanded operations or reopening of previously abandoned operations. Information to be submitted with the application includes the following:
- a. A plan showing the boundary of the entire tract, vehicular access routes and surfacing, prevailing wind directions, existing and proposed street rights of way, easements, water bodies, mining area and proposed fencing.
 - b. A general plan of operation, including blasting hours, removal plan and hours of operation.
 - c. A plan showing the finished topography of the restored areas including grades and slopes.

- d. A general timing for restoring the various excavation pits and overburden for a continuing use.
 - e. A general description of the methods and materials proposed to provide for a continuing use.
 - f. Amount and type of planting to be done on the restored area or other approved restoration uses or methods.
- 6. Commercial auction barns and yards.
 - 7. Commercial storage and/or sale of anhydrous ammonia, propane or butane in bulk and the wholesale storage of gasoline and other manufactured petroleum products above ground level.
 - 8. Communication structures, antennas and aerials. (See Section 2-102 for HEIGHTS, MAXIMUM and Section 100B7 for structures as accessory uses.)
 - 9. Excavating of land services.
 - 10. Feedlots. (See Section 2-102 for definition of FEEDLOT.)
 - 11. Feed manufacturers such as alfalfa mills.
 - 12. Grain elevators and storage bins, including the sale of related items such as seed, feed, fertilizer and pesticide.
 - 13. Kennels for breeding and boarding dogs, provided that:
 - a. No kennel buildings or runs or open areas shall be located closer than 300 feet to any property line.
 - b. All kennel runs or open areas shall be screened around such areas or at the property lines. Such screening may be densely planted evergreen foliage or a solid wall or fence designed so as to reduce noise and prevent the distraction or excitement of the dogs.
 - 14. Natural wildlife habitats and reserves, publicly and privately owned.
 - 15. Privately owned seasonal or temporary or permanent parks and recreational areas such as youth camps, adult and family retreat areas, gun clubs, archery ranges, rodeos, musical festivals or hunting clubs and preserves.
 - 16. Public buildings erected or land used by any agency of a city, township, county or state government.

17. Riding stables and academies providing no structure housing horses shall be located nearer than 500 feet to the boundary of any residential district.
18. Roadside stands for the sale of agricultural products by an operator other than the producer of the product. (See Sections 2-102 for definition of agriculture and Section 6-101D for seasonal sale of farm products.)
19. Utility substations, pumping stations and water towers, publicly and privately owned. (See Section 3-103G for lot size and bulk regulations.)
20. Other uses not specifically listed as a permitted, special or conditional use, but which are in keeping with the intent of Section 4-101 and compatible with the uses permitted in Section 4-101A.

C. Conditional Uses.

1. Accessory dwellings.
2. Bed and breakfast homes and

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential uses: Five acres (217,800 square feet).
 - b. Other uses: One acre (43,560 square feet).
2. Minimum lot width: 150 feet.
3. Minimum lot depth: 150 feet.

E. Bulk Regulations.

1. Maximum structure height: 45 feet, except grain elevators.
2. Yard requirements:
 - a. Minimum front yard: 35 feet on all sides abutting a street.
 - b. Minimum side yards:
 - (1) Residential: 10 feet.
 - (2) Other uses: 25 feet.
 - c. Minimum rear yards: 30 feet.

3. Maximum lot coverage: A building, structure or use may occupy all that portion of a zoning lot not otherwise required for off-street parking, loading or yard requirements.

F. Use Limitations.

1. Outdoor storage shall be permitted as defined by Section 2-102 for goods and materials as accessory uses related to the operation of the principal use as well as the display of new and used goods when the latter is approved as part of a special or conditional use.

102 **RS-1 Single-Family Suburban Residential District.** This district is established to provide for low density rural subdivisions of single-family housing without public sewerage and to allow certain community facilities. It is intended that no uses be allowed in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings, earth-sheltered dwellings, residential-design manufactured homes, modulars and group homes. (See Section 3-103N6 for conditions under which manufactured or mobile homes are permitted in this district.)
2. Churches, chapels, temples and synagogues.
3. Golf courses, including accessory club houses, but not commercial driving ranges or miniature golf courses.

B. Special Uses.

1. Public buildings erected or land used by any agency of a city, township, county or state government.

C. Conditional Uses.

1. Accessory dwellings.
2. Child care centers and preschools.

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential uses: Three acres (130,680 square feet.)*
 - b. Other uses: 40,000 square feet.
2. Minimum lot width: 100 feet.
3. Minimum lot depth: 150 feet.

* **Note:** The minimum lot area requirement shall be increased as necessary to meet the standards for the County Sanitary Code especially if a wastewater lagoon is required.

E. Bulk Regulations.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 30 feet on all sides abutting a street.
 - b. Minimum side yards:
 - (1) Residential: 10 feet.
 - (2) Other uses: 15 feet.
 - c. Minimum rear yards: 30 feet.
3. Maximum lot coverage: 30%

F. Use Limitations.

1. No outdoor storage shall be permitted as defined by Section 2-102. (See Section 2-102 for SALVAGE YARD.)
2. Animal husbandry, including the maintenance of horses, cows, swine, goats, cats, dogs, rabbits, chinchillas, guinea pigs, pigeons, poultry and the like shall be subject to all applicable county and state health and sanitation requirements.

103 R-1 Single-Family Residential District. This district is established for the purpose of medium density single-family dwelling use and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings and residential-design manufactured homes and group homes as defined in Section 2-102.
2. Churches, chapels, temples and synagogues.
3. Golf courses, including accessory club houses, but not separate driving ranges and miniature golf courses operated for commercial purposes.
4. Public and private schools: educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like. All such uses must be located on land which is properly platted.

B. Special Uses.

1. Public buildings erected or land used by any agency of the City, or a township, county or state government.
2. Cemeteries, private or public.
3. Public and private utility uses as follows: electric and telephone substations; gas regulator stations; pumping stations; and water towers and standpipes. (See Section 3-103G for lot size and bulk regulations.)

C. Conditional Uses.

1. Two-family dwellings.
2. Adult and child care centers and preschools.
3. Adult care homes exceeding the limit on the number of adults.
4. Bed and breakfast homes and guest houses.
5. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such items as drainage, parking and accessory structures.

6. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Dwellings permitted by Section 4-103A1: 7,500 square feet.
 - b. Two-family and earth sheltered dwellings: 8,000 square feet.
 - c. All other uses: 10,000 square feet.
2. Minimum lot width:
 - a. Dwellings permitted by Section 4-103A1: 75 feet.
 - b. Two-family and earth sheltered dwellings: 80 feet.
 - c. All other uses: 80 feet.
3. Minimum lot depth: 100 feet.

E. Bulk Regulations.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 25 feet on all sides abutting a street, except that on corner lots one of the yards may be reduced to 15 feet; however, 20 feet shall still be required for yards with direct driveway access to a garage or parking space.
 - b. Minimum side yard: 8 feet.
 - c. Minimum rear yard: 25 feet.
3. Maximum lot coverage: 30%

F. Use limitations.

1. No outdoor storage shall be permitted as defined by Section 2-102.

104 **R-2 Multiple-Family Residential District.** This district is established to permit various types of low density multiple-family dwelling units with compatible community facilities and certain special and conditional uses, yet retain a basic residential quality. It is not intended generally for single-family type use, except as incidental to the area.

A. Permitted Use.

1. Any permitted use allowed in the R-1 Residential District.
2. Single-family attached, not exceeding two, and two-family dwellings.
3. Multiple-family dwellings.
4. Adult and child care centers and preschools.
5. Boarding or rooming houses.

B. Special Use.

1. Any special use allowed in the R-1 Residential District except cemeteries.
2. Funeral homes and mortuaries including live-in facilities.
3. Hospitals; medical, dental and health clinics; and professional medical offices.
4. Multiple dwelling units for the elderly and handicapped whereby density and parking requirements may be varied from the standards otherwise required by these regulations.
5. Nursing and convalescent homes, retirement centers and assisted living facilities.
6. Rehabilitation houses and residential centers.
7. Public and private utility uses as follows: electric and telephone substations; gas regulator stations; pumping stations; and water towers and standpipes. (See Section 3-103G for lot size and bulk regulations.)

C. Conditional Uses.

1. Adult and child care centers and preschools.
2. Adult care homes exceeding the limit on the number of adults.
3. Bed and breakfast homes and guest houses.
4. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Dwellings permitted by Section 4-104A1: 6,000 square feet.
 - b. Single-family attached and two-family dwellings: 7,000 square feet.
 - c. Multiple-family attached dwelling units: 3,000 square feet per dwelling unit, but no zoning lot shall be less than 10,000 square feet.
 - d. All other uses: 10,000 square feet.
2. Minimum lot width:
 - a. Dwellings permitted by Section 4-103A1: 60 feet.
 - b. Two-family dwellings: 70 feet.
 - c. Multiple-family dwellings: 80 feet.
 - d. All other uses: 70 feet.
3. Minimum lot depth: 90 feet.

E. Bulk Regulations.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 25 feet on all sides abutting a street, except that on corner lots one of the yards may be reduced to 15 feet; however, 20 feet shall still be required for yards with direct driveway access to a garage or parking space.
 - b. Minimum side yard:
 - (1) Dwellings permitted by Section 4-104A1: 7 feet.
 - (2) Single-family attached and two-family dwellings: 6 feet on each side, except for the common lot line of an attached dwelling.* (See Section 2-102 for definition of DWELLING, ATTACHED.)
 - (3) Multiple-family dwellings: 5 feet.
 - (4) All other uses: 8 feet.

* See City Subdivision Regulations for procedures for approval of lot splits.

- c. Minimum rear yard: 20 feet.
- 3. Maximum lot coverage: 45%.

F. Use limitations.

- 1. No outdoor storage shall be permitted as defined by Section 2-102.

105 **B-1 Central Business District.** This district is established to group the main retail merchandising activities into a concentrated area serving the general shopping needs of the City and its trade area. The grouping of related activities which are compatible is intended to strengthen the Central Business District.

A. Permitted Uses.

1. Animal hospitals and clinics limited to the care, treatment and grooming of small animals, where all activities take place within a completely enclosed building.
2. Antique, gift and florist shops.
3. Assembly places both private and public including community centers, churches and similar places of worship, fraternal and service clubs and senior citizen centers.
4. Bakeries, including retail and wholesale sales.
5. Business, professional and financial institutions, including drive-up windows.
6. Establishments employing not more than five persons in construction businesses such as plumbing, heating, air conditioning and electrical work, but not woodwork such as millwork. (See Section 4-105F1 for outdoor storage.)
7. Hotels, motels and bed and breakfast homes and inns.
8. Laundries and dry cleaning establishments, including self-service.
9. Dwelling units constructed in conjunction with and above the first floor of business establishments.
10. Medical and dental clinics.
11. Museums, private or public.
12. Newspaper, publishing and printing firms.
13. Parking lots or parking garages.
14. Restaurants, but not drive-ins.
15. Retail businesses. (See Section 2-102 for definition of RETAIL BUSINESS.)
16. Second-hand stores.

17. Service businesses such as repairing watches, jewelry, shoes, office machines and appliances; dress making and tailor shops; barber and beauty shops; locksmiths; and the like as well as personal services such as physical fitness and tanning salons.
18. Studios: art, music, dance and photographic.

B. Special Uses.

1. Public buildings erected or land used by any agency of the City, or a township, county or state government.
2. Clubs, taverns and drinking establishments.
3. Mini-storage facilities for inside rental storage only.
4. Other special uses not specifically listed as a permitted, special or conditional use, but which are in keeping with the intent of Section 4-105 and compatible with the uses permitted in Section 4-105A.

C. Conditional Uses.

1. Auction houses.
2. Automobile service stations, sale of gasoline at convenience stores and car washes.
3. Commercial recreational activities and amusements centers, indoor only. (See Section 2-102 for definition of AMUSEMENT CENTER.)
4. Drive-in restaurants.
5. Storage of goods and equipment not otherwise related to a principal use of the premises.

D. Lot Size requirements.

1. Minimum lot area: None.
2. Minimum lot width: 20 feet.
3. Minimum lot depth: 50 feet.

E. Bulk Regulations.

1. Maximum structure height: 45 feet.
2. Yard requirements:
 - a. Minimum front yard: None
 - b. Minimum side yard: None, but if there is one provided, it shall not be less than 5 feet.
 - c. Minimum rear yard: None, but if there is one provided, it shall not be less than 5 feet.
3. Maximum lot coverage:

A building, structure or use may occupy all that portion of the lot not otherwise required for the yard regulations.

F. Use Limitations.

1. All business, servicing, storage and display of goods; except for small recycling collection centers and parking lots, shall be conducted within completely enclosed structures, unless approved as a conditional use by the Board of Zoning Appeals or as part of an application for a special or other conditional use.

106 **B-2 General Business District.** This district is established to provide for certain retail sale of convenience goods and for service establishments not generally in the Central Business District and to recognize existing businesses. Off-street parking is required and also screening in order to reduce possible adverse environmental effects on adjacent residential properties.

A. Permitted Uses.

1. Animal hospital or clinic. (See Section 2-102 for definition.)
2. Cable television service.
3. Convenience stores for food and related items.
4. Establishments employing not more than five persons in construction businesses such as air conditioning, carpentry, electrical work, heating, plumbing, but not woodwork such as millwork. (See Section 4-106F3 for outdoor storage.)
5. Garden stores.
6. Liquor stores.
7. Restaurants including drive-up windows.
8. Self-service laundries.

B. Special Uses.

1. Public buildings erected or land used by any agency of the City or a township, county or state government.
2. Fraternal and service clubs.
3. Other special uses not otherwise specifically listed as a permitted, special or conditional use, but which are in keeping with the intent of Section 4-106 and compatible with the uses permitted in Section 4-106A.

C. Conditional Uses.

1. Automobile service stations.
2. Car washes.
3. Commercial recreational activity and amusement centers, both indoor and outdoors. (See Section 2-102 for definition.)
4. Drive-in establishments. (See Section 2-102 for definition.)

5. Garages, repair. (See Section 2-102 for definition.)
6. Mini-storage facilities for indoor rental storage.
7. Sales lots for new and used automobiles, vans, small trucks and recreational vehicles.

D. Lot Size Requirements.

1. Minimum lot area: 5,000 square feet.
2. Minimum lot width: 50 feet.
3. Minimum lot depth: 90 feet.

E. Bulk Regulations.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 35 feet on all sides abutting a street.
 - b. Minimum side yard: None, but if a side yard is provided it shall not be less than 5 feet.
 - c. Minimum rear yard: None, but if a rear yard is provided, it shall not be less than 10 feet.
3. Maximum lot coverage: A building, structure or use may occupy all that portion of the zoning lot not otherwise required for off-street parking or the yard regulations.

F. Use Limitations.

1. No new building shall be used for residential purposes.
2. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any property located in a residential district.
3. All business, servicing, storage and display of goods shall be conducted within completely enclosed structures or screened from public view, unless approved as a conditional use by the Board of Zoning Appeals or as part of an application for a special or conditional use.

107 B-3 Interchange Business District. It is the intent of this district to provide for those services which may be needed for the motoring public at a major interchange area, including some limited businesses which particularly attract highway customers from a large trade area.

A. Permitted Uses.

1. Antique and gift shops.
2. Appliance, furniture and hardware stores selling new merchandise only.
3. Automobile and truck service stations, including the dispensing of petroleum fuels and accessories for automobiles and trucks and retail sales of convenience food items and ice.
4. Automobile, boat, motorcycle, recreational vehicle and truck sales and services.
5. Cartage and freight facilities and depots.
6. Food stores for convenience items and the sale of self-service gasoline.
7. Liquor stores, retail only.
8. Motels, including clubs, dining and meeting rooms and live entertainment permitted as well as offices and small shops such as drug stores, gift shops, newsstands and barber and beauty shops.
9. Restaurants, including clubs, permitting live entertainment and drive-in and carry-out food service.
10. Skating rinks, bowling alleys, miniature golf and amusement centers.

B. Special Uses.

1. Clubs, taverns and drinking establishments.
2. Other retail and service businesses not specifically listed as a permitted, special or conditional use, but are in keeping with the intent of Section 4-107, and compatible with the uses permitted in Section 6-107A.

C. Conditional Uses.

1. Car washes, automatic or self-service.

D. Bulk Regulations.

1. Maximum structure height: 35 feet.
2. Yard requirements:
 - a. Minimum front yard: 35 feet.
 - b. Minimum side yard: 20 feet.
 - c. Minimum rear yard: 20 feet.
3. Maximum lot coverage: 40%.

E. Use Limitations.

1. All business, service, storage and display of goods must be located within an enclosed structure; except outdoor sales of gasoline at automobile and truck service stations and food stores and outdoor storage and display areas related to sales of automobiles, boats, motorcycles, recreational vehicles and trucks wherein the use of the front yard setback may be used. Outside activities related to the principal use may be approved in conjunction with applications for special or conditional uses as well as separate conditional use applications to the Board of Zoning Appeals specifically for such outdoor activities whether related to the principal use or not such as seasonal sales. (See Section 6-101E for promotional activities of retail merchants.)

108 I-1 Industrial District. This district is designed for light industrial uses which do not require large amounts of land; generate modest amounts of traffic; are consistent with the capacity and availability of public and private services; create limited environmental problems in the way of odor, smoke, dust, glare, vibration or sounds; and do not permit the intermixing of residential uses.

A. Permitted Uses.

1. Agricultural equipment sales, repairs and storage.
2. Agricultural feed, fertilizer, grain and seed mixing, storage and sales and fuel stations.
3. Assembly, manufacture or repair of electrical and mechanical appliances, instruments and the like.
4. Automobile, motorcycle, recreational vehicle, trailers and truck sales, storage, repairs and washing facility.
5. Building material production, storage and sales including manufactured housing and lumberyards.
6. Clothing and textile manufacturers.
7. Construction equipment distribution, repair, storage and sales.
8. Construction contractor's offices, including equipment and storage area.
9. Food manufacture, distribution and storage.
10. Furniture manufacture and repair.
11. Garages, repair. (See Section 2-102 for definition of GARAGE.)
12. Garden stores, greenhouses and hydroponic farming.
13. Laundry, dry cleaning and dyeing works.
14. Manufactured products such as: bags, brooms, concrete products, jewelry, paper goods, pharmaceutical products, plastics, sporting and office equipment, and the like.
15. Metal fabrication and assembly.
16. Printing and publishing companies.
17. Sale lots for new and used automobiles, vans, small trucks and recreational vehicles.
18. Sign shops and service.

19. Transportation firms including vehicle storage areas.
20. Utility substations and water towers.
21. Wholesale businesses and storage warehouses and mini-storage facilities, including indoor and outdoor storage.

B. Uses Not Permitted.

1. Acid manufacture.
2. Cement, lime, gypsum or plaster of Paris manufacture.
3. Creosote or tar treatment.
4. Distillation of bones.
5. Explosives manufacture or storage, including fireworks.
6. Fat rendering.
7. Fertilizer manufacture.
8. Garbage, offal or dead animal incineration or reduction.
9. Glue or soap manufacture.
10. Petroleum processing and refining.
11. Primary smelting of base metals from ore.
12. Stockyards or slaughterhouses.
13. Tanning, curing or storage of rawhides or skins.

C. Special Uses.

1. Public buildings erected or land used by any agency of the City, or a township, county or state government.
2. Bulk storage for retail or wholesale distribution and not used as an accessory part of a normal manufacturing process of such items as anhydrous ammonia and other products which may be considered as highly explosive, combustible or of a volatile nature.
3. Recycling processing centers. (See Section 2-102 for definition.)
4. Salvage yards. (See Section 2-102 for definition.)
5. Public and private hazardous waste facilities. (See Section 2-102 for definition.)

6. Other uses not specifically listed as a permitted, special or other conditional use, but which are in keeping with the intent of Section 4-108 and compatible with the uses permitted in Section 4-108A. Such other uses may also include retail and service businesses which provide a particular direct service to the industrial uses or serve as a convenience to the employees thereof or the community as a whole such as a skating rink or bowling alley.

D. Conditional Use.

1. Asphalt and concrete mixing plants.
2. Dog kennels, including outside runs.
3. Large recycling collection centers. (See Section 2-102 for definition.)

E. Lot Size Requirements.

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width: 80 feet.
3. Minimum lot depth: 100 feet.

F. Bulk Regulations.

1. Maximum structure height: 45 feet exclusive of grain elevators.
2. Yard requirements:
 - a. Minimum front yard: 35 feet on all sides abutting a street.
 - b. Minimum side yard: 10 feet.
 - c. Minimum rear yard: 20 feet.
3. Maximum lot coverage: 75%.

G. Use Limitations.

1. No new building shall be used for residential purposes except that a watchman or custodian may reside on the premises inside an industrial use structure or in a manufactured or mobile home.
2. Outdoor operations, display and storage is permitted which is related activity to the principal use; except that only parking and display areas are permitted in the minimum front yard setback.
3. There shall be no emission of dust, noise, odor or vibration which shall be detectable as a nuisance beyond the lot line.