

### **Section 33 – Lots**

- I. Multiple Principal Buildings. In a UR and C zone, only one principal structure and its customary accessory structures may hereafter be erected on any one lot. Agriculture uses, regardless of zone, are exempt from this requirement. In UR and C zones, the Planning Commission with, an approved development plan, may authorize multiple principal buildings except one (1) residential dwelling unit may be added without a development plan and there is at least 12,000 square feet of lot area per dwelling unit. In AG, RR, ML, and MH zones, multiple principal buildings are allowed.
- II. Front yard setback lines may be varied where the average depth of principal buildings of adjoining properties is less than the depth as prescribed by the zoning regulations. In such case, the front yard in question shall not be less than the average depth of existing front yards on the two lots immediately adjoining. If the adjoining lots are vacant, then nearest structures in the district may be considered.