

DIVISION 5. AREA, YARD AND HEIGHT REQUIREMENTS

Sec. 24-121. Table of requirements.

District	MINIMUM LOT SIZE		Lot Width In Feet	SETBACK REQUIREMENTS IN FEET (F)			Side Yard	Rear Yard	Maximum Height
	Area In Square Feet	Square Feet Per Family		Front Yard Setback					
				Major Artery	Minor Artery	Other Streets			
Residential									
R-IA Single-Family	10,000	10,000	100	35	30	25	15(A)25(B)		35
R-IB Single-Family	8,000	8,000	80	35	30	25	10(A)20(B)		35
R-II Two-Family	6,000	3,000	80	30	30	25	10(A)20(B)		35
R-III Multi-Family	6,000	6,000 1-F	100	30	30	25	10(A)20(B)		60
		3,000 2-F		30	30	25			
		2,000 3-F or more		30	30	25			
SR Suburban Residential District	43,560	43,560 (20% maximum lot coverage)		35	35	35	15	25	35
Accessory Use for SR (H)				(Not permitted in front yard)			10	10	20
R-IV Manufactured Home Park	6,000	6,000	60	35	30	25	15(A)25(B)		35
Commercial									
B-I Neighborhood Shopping	(No minimum lot size) (G)			35	25	20	10(D)	20(D)	60
B-II Commercial	(No minimum lot size) (G)			35	25	20	5(D)	20(D)	60
B-III Central Business	(No minimum lot size) (G)			0	0	0	0	0	60
B-IV Wholesale Business	(No minimum lot size) (G)			35	25	20	0(C,D)	0(C,D)	60
Industrial									
M-I Restricted Industrial	(No minimum lot size)			0	0	0	0(C,D)	0(C,D)	60
M-II Heavy Industrial	(No minimum lot size)			0	0	0	0(C,D)	0(C,D)	60
A-I Airport	(No minimum lot size)			0	0	0	0(C,D)	0(C,D)	60

- (A) Corner lots must have an additional width of 15 feet along the side street line.
- (B) Detached, nonliving utility building shall require a rear yard setback of ten feet (see definition of utility building).
- (C) Where a lot abuts any residential district, there shall be a side or rear yard clearance of at least ten feet on the side and/or rear yard abutting the residential district.
- (D) Upon any side or rear lot line which abuts a residential district there shall be a densely planted buffer strip at least six feet in height along the rear and/or side lot line abutting the residential properties. No such buffer shall however, extend nearer to a street right-of-way line than the established building line of the adjoining residential lot.
- (E) Whenever a building is built in an existing developed subdivision, the setback shall conform to existing setbacks, the above requirements notwithstanding.
- (F) A minimum separation of twenty feet shall be required between all residential dwelling buildings and occupied commercial structures located on the same lot; duplexes, apartments and shopping centers can be considered as a single building without separation.
- (G) Minimum lot size requirements for the R-III: Multi-Family Residential District shall apply to all residential buildings constructed in a business district.
- (H) *Accessory use* including but not limited to, community facilities for the use of the residents, fences, private garage, vegetable flower garden, home occupation, orchard, and private pool.

(Code 1985, § 7-2-81; Ord. No. 88-008, 4-25-88; Ord. No. 95-014, 3-27-95, Ord. No. 07- 02, 2-26-07)