

§ 158.034 SCHEDULE OF HEIGHT AND BULK REGULATIONS BY DISTRICTS.

Dimensions requirements by district shall be as follows:

District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Yard Setbacks (Ft.)				Maximum Building Height (Ft.)
			Front	Rear	Interior	Corner	
District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Front	Rear	Interior	Corner	Maximum Building Height (Ft.)
P-1	43,560	180	30	30	25	30	35
R-1	12,000	80	30	30	10	30	35
R-1A	10,000	70	30	25	8	25	35
R-2	5,000 per dwelling unit	70 (35 for Zero Lot Line Duplex)	30	25	8 (0 for Zero Lot Line Duplex)	25	35
R-3	3,500 per dwelling unit	70 (35 for Zero Lot Line Duplex)	25	25	5 (0 for Zero Lot Line Duplex)	25	50b
R-3A	5,000 per dwelling unit	100	30	25	10	25	35
R-M4	10,000	65	30	25	8	25	35
R-O5 (obsolete)	1,500 per office	60	20	20	5	20	30
B-1	None	None	20a	20	None c	None	35
B-2	None	None	20a	20f	None c	None	50b
I-1	None	None	25	None	10d	None	50b
I-2	None	None	20a	None	10d	None	80b
PUD	xxxxxxxxxx See Note e xxxxxxxxxxxx						

- Where adjacent structures have front yard setbacks different from those required, the minimum front yard setback shall be the average setback of such structures.
- Buildings over 35 feet in height shall have an additional 5 feet of side yard for each ten feet of height over 30 feet.
- The side yard of a lot within a B-1 District abutting a lot within an R district shall be equal to at least one-half the front yard required in the abutting R district. The side yard of a lot within a B-2 district abutting a lot within an R district shall be at least 30 feet.
- A lot within an I District abutting a lot within an R District shall maintain a side yard of 25 feet, and not permit parking of automobiles closer than five feet to the R District lot.
- A lot within a PUD District abutting a lot within a R District shall maintain a setback from the boundary of the R District of one-half the lot width required in the abutting R District.
- The rear yard of a lot within the B-2 district abutting a lot within an R district shall be at least 30 feet.

(Ord. 96-54, passed 3-26-96; Am. Ord. 01-51, passed 8-28-01; Am. Ord. 04-36, passed 6-22-04; Am. Ord. 12-06, passed 2-28-12)