

ARTICLE 22. - SCHEDULE OF REGULATIONS

Sec. 5.193. - Residential zoning districts.

ENGLISH SYSTEM

ZONING DISTRICT	REQUIRED LOT AREA		AREA REQUIRED FOR DEVELOPMENT PURPOSES Acres	MINIMUM LOT WIDTH Feet	MAXIMUM HEIGHT (w)		MINIMUM YARD SETBACK IN FEET				MINIMUM FLOOR AREA Sq. Ft.	MAXIMUM LOT COVERAGE Percent
	Sq. ft./Dwelling Unit	Sq. ft./room of 80 sq. ft. or more			Feet	Stories	Front	Least Side	Total Sides	Rear		
R A	7,500			65	25	2	30	(r) 8	(r) 20	35	1,000	25
R 1	9,000			<u>70</u>	25	2	40	8	20	35	1,000	25
R 2	9,000			<u>70</u>	25	2	40	8	20	35	1,000	25
R 3	9,000			<u>70</u>	25	2	40	8	20	35	1,200	25
R 4	9,000			<u>70</u>	25	2	40	10	25	35	1,400	25
R E	20,000			90	25	2	40	10	25	35	1,400	25
R-T		2,000			25	2	30	(a) 30		30	(t)	
RM Multiple		1,500	2 acres		30	2	(a) 50	(a) 50		(a) 50	(t)	
RMM		(u)	3 acres		<u>70</u>	6	(v) <u>75</u>	(v) 50		(v) 50	(t)	
RMU		(u)	5 acres		(b)	(b)	(v) <u>75</u>	(v) 50		(v) 50	(t)	

METRIC SYSTEM

ZONING DISTRICT	REQUIRED LOT AREA		AREA REQUIRED FOR DEVELOPMENT PURPOSES Hectares	MINIMUM LOT WIDTH Meters	MAXIMUM HEIGHT		MINIMUM YARD SETBACK IN METERS				MINIMUM FLOOR AREA Sq. M	MAXIMUM LOT COVERAGE Percent
	Sq. m./Dwelling	Sq. m./room			Meters	Stories	Front	Least Side	Total Sides	Rear		

	Unit	of 7.44 sq. m. or more										
R A	697.5			19.825	7.625	2	<u>9.15</u>	(r) <u>2.44</u>	(r) <u>6.1</u>	10.675	93	25
R 1	837			21.35	7.625	2	12.2	<u>2.44</u>	<u>6.1</u>	10.675	93	25
R 2	837			21.35	7.625	2	12.2	<u>2.44</u>	<u>6.1</u>	10.675	93	25
R 3	837			21.35	7.625	2	12.2	<u>2.44</u>	<u>6.1</u>	10.675	111.6	25
R 4	837			21.35	7.625	2	12.2	3.05	7.625	10.675	130.2	25
R E	1860			27.45	7.625	2	12.2	3.05	7.625	10.675	130.2	25
R-T		186			7.625	2	<u>9.15</u>	(a) <u>9.15</u>		<u>9.15</u>	(t)	
RM Multiple		139.5	.81 Hectares		<u>9.15</u>	2	(a) 15.25	(a) 15.25		(a) 15.25	(t)	
RMM		(u)	1.215 Hectares		21.35	6	(v) 22.875	(v) 15.25		(v) 15.25	(t)	
RMU		(u)	2.025 Hectares		(b)	(b)	(v) 22.875	(v) 50		(v) 15.25	(t)	

(Ord. No. 1613, § 2, 8-18-13)

Sec. 5.194. - Nonresidential zoning districts.

ENGLISH SYSTEM

ZONING DISTRICT	REQUIRED LOT AREA		AREA REQUIRED FOR DEVELOPMENT PURPOSES Acres	MINIMUM LOT WIDTH Feet	MAXIMUM HEIGHT (w)		MINIMUM YARD SETBACK IN FEET				MINIMUM FLOOR AREA Sq. Ft.	MAXIMUM LOT COVERAGE Percent
	Sq. ft./Dwelling Unit	Sq. ft./room of 80 sq. ft. or more			Feet	Stories	Front	Least Side	Total Sides	Rear		
O-S					25		(s) 15	(c) 15		(c) 15		
ERO-M					55	4	(v)	(v)		(v)		30

							<u>75</u>	30		<u>75</u>		
ERO					(b)		(v) <u>75</u>	(v) 30		(v) <u>75</u>		40
TR			(h)		30		150	(i)	(i)			
NS			*				60	60		60	1,000	
RS			25 acres		(g)		<u>75</u>	<u>75</u>		<u>75</u>	750	
RC		(u)	10 acres		(b)		(v) <u>75</u>	(v) 50		(v) <u>75</u>	(t)	
B-1					25		(s) 15	(c) 15		(c) 15		
B-2			*		(b)		(c) 50	(c) 50		(c) 50		
B-3					(b)		(e) 25	(j)		(e) 15	750	
I-L					(n) 30		(o) 60	(p)		(q) 50		
I-1					60		60	(l)			750	
P							(m)	(m)		(m)		

METRIC SYSTEM

ZONING DISTRICT	REQUIRED LOT AREA		AREA REQUIRED FOR DEVELOPMENT PURPOSES Hectares	MINIMUM LOT WIDTH Meters	MAXIMUM HEIGHT (w)		MINIMUM YARD SETBACK IN METERS				MINIMUM FLOOR AREA Sq. M	MAXIMUM LOT COVERAGE Percent
	Sq. m./Dwelling Unit	Sq. m./room of 7.44 sq. m. or more			Meters	Stories	Front	Least Side	Total Sides	Rear		
O-S					7.625		(s) 4.575	(c) 4.575		(c) 4.575		
ERO-M					16.775	4	(v) 22.875	(v) <u>9.15</u>		(v) 22.875		30

ERO				(b)		(v) 22.875	(v) <u>9.15</u>		(v) 22.875		40
TR			(h)	<u>9.15</u>		45.75	(i)	(i)			
NS						18.3	18.3		18.3	93	
RS			10.125 Hectares	(g)		22.875	22.875		22.875	69.75	
RC		(u)	4.05 Hectares	(b)		(v) 22.875	(v) 15.25		(v) 22.875	(t)	
B-1				7.625		(s) 4.575	(c) 4.575		(c) 4.575		
B-2				(b)		(c) 15.25	(c) 15.25		(c) 15.25		
B-3				(b)		(e) 7.625	(j)		(e) 4.575	69.75	
I-L				(n) <u>9.15</u>		(o) 18.3	(p)		(q) 15.25		
I-1				18.3		18.3	(l)			69.75	
P						(m)	(m)		(m)		

(Ord. No. 1044-C, 12-22-80; Ord. No. 1440, 10-26-98; Ord. No. 1613, § 2, 8-18-13)

Sec. 5.195. - Schedule of regulations' notes.

- (a) Side yards need not refer to spacing between buildings for a planned development for two (2) or more buildings on the same parcel; in such instance, the distance between buildings is regulated by the building distance formula as found in section 5.96 and where, because of building arrangement, the formula is not applicable, the minimum distance shall be twenty (20) feet (6.1 meters).
- (b) Unlimited, provided yard requirements are satisfied.
- (c) Yard(s) shall be not less than the height of the building, except that where a lot line abuts a street, one-half (½) the width of the right-of-way of said street may be considered as yard setback; but in no instance, above included, shall any yard setback be less than the figure indicated.
- (d) No building shall be closer than seventy-five (75) feet (22.875 meters) to a major thoroughfare and not closer than forty (40) feet (12.2 meters) from any other street right-of-way.
- (e) For buildings over twenty-five (25) feet (7.625 meters) in height, footnote (v) shall apply; however, in no instance shall the yard be less than the figure indicated.
- (f) See article 9, section 5.102, site plan review, but in no instance shall any front or side yard be less than fifteen (15) feet (4.575 meters) nor any rear yard be less than ten (10) feet (3.05 meters).
- (g) Buildings shall not exceed a height of sixty (60) feet (18.3 meters) except when not nearer than two hundred (200) feet (61 meters) from any adjoining residential district.
- (h) The site plan shall be subject to the review and approval of the city council.

Said finding shall determine that:

- (1) The site plan does show that a proper relationship exists between the major thoroughfare and any proposed service roads, driveways and parking areas to encourage pedestrian and vehicular traffic safety.

(2) All the development features, including the principal building and any accessory buildings, open spaces, and any service roads, driveways and parking areas are so located and related to minimize the possibility of any adverse effects upon adjacent properties.
- (i) There shall be a minimum side yard and rear yard of one hundred fifty (150) feet (45.75 meters) where such use abuts upon the side yard or rear yard of a residential district. In all other instances, there shall be a minimum side yard and rear yard equal to five (5) times the height of the tallest point of the building and not less than eighty (80) feet (24.4 meters).

(j) Side yards are not required along the interior side lot lines when the building does not exceed twenty-five (25) feet (7.625 meters) in height. When the height exceeds twenty-five (25) feet (7.625 meters), the minimum yard shall be determined by footnote (v). Where a side lot line abuts a street, a landscaped side yard of not less than fifteen (15) feet (4.575 meters) shall be provided.

(k) There shall be on each lot a rear yard of not less than ten (10) square feet (0.93 square meters) for each front foot to provide space for loading and unloading and shall be computed separately from the off-street parking requirements.

(l) Side yards are not required along the interior side lot lines; where a side lot line abuts a street, a landscaped side yard of not less than twenty (20) feet (6.1 meters) shall be provided.

(m) Where the parking lot lies across the street and opposite a residentially zoned district wherein the lots front or side on such street, the required setback in feet shall be twenty (20) feet (6.1 meters).

Where the parking lot lies across the street and opposite or contiguous to and in the same block with residentially zoned property which has only side lot lines on the street, there shall be established a setback line ten (10) feet (3.05 meters) from the front lot line.

Wherever a screen planting is not practical or reasonable, a continuous unpierced masonry wall of specified height and materials may be substituted for buffer strip, if approved by the board of appeals.

- (n) Except that any structure not less than two hundred (200) feet (61 meters) from a residential zoning district may be increased in height by one (1) foot (0.305 meters) for each two (2) feet (0.61 meters) of additional front, side and rear yard provided in addition to the minimum yard requirements.

(o) Which shall not be used for parking.

(p) Not less than the height of the building which may be used for parking and where a side yard abuts a street, a landscaped side yard of not less than ten (10) feet (3.05 meters) shall be provided.

(q) Which may be used for parking.

(r) A minimum side yard on the garage side shall be five (5) feet (1.525 meters) and minimum total sides fifteen (15) feet (4.575 meters) where an attached garage having no habitable living area above the garage is located at the side of a dwelling unit and any portion of the house behind the garage is only one (1) story in height.

(s) Sixty (60) feet (18.3 meters); except where the lot is less than four hundred (400) feet (122 meters) deep, the setback may be reduced to equal fifteen (15 percent) percent of the depth of the lot; but in no case shall the setback be less than fifteen (15) feet (4.575 meters).

(t) Minimum floor area shall be determined by the following schedule:

1 bedroom: Eight hundred (800) square feet (74.4 square meters)

2 bedroom: One thousand (1,000) square feet (93.0 square meters)

3 bedroom: One thousand one hundred (1,100) square feet (102.3 square meters)

4 bedroom: One thousand three hundred (1,300) square feet (120.9 square meters)

Minimum floor area is the area of the unit measured from the outside faces of exterior walls to the center of interior walls of the unit. Included within the minimum floor area computation may be private balconies or private patios having a minimum dimension of five (5) feet (1.525 meters) and a minimum area of forty (40) square feet (3.72 square meters) with a maximum allowable area for computing minimum floor area not to exceed ten (10) percent of the unit size.

- (u) Required land area per unit for multiple family developments shall be determined in accordance with the following schedule:

Height of building	Required land area in square feet per number of bedrooms
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in stories				
	1	2	3	4
10+	871 (50du/a)	1,090 (40du/a)	1,245 (35du/a)	1,452 (30du/a)
7—9	968 (45du/a)	1,210 (36du/a)	1,452 (30du/a)	1,742 (25du/a)
3—6	1,090 (40du/a)	1,360 (32du/a)	1,742 (25du/a)	2,180 (20du/a)
1—2	1,210 (36du/a)	1,555 (28du/a)	2,178 (20du/a)	2,900 (15du/a)

(v) Along those property lines which abut a single-family residential district or which are seventy-five (75) feet (22.875 meters) or less from property zoned in a single-family residential district classification, as measured along a line which is drawn at right angles to any point along the property line, the minimum required yard shall be determined by the following formula:

Y =	$\frac{L + 2H}{3}$
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Along those property lines which do not have the above described relationship to property zoned in a single-family residential district classification, the minimum required yard shall be determined by the following formula:

Y =	$\frac{L + 2H}{6}$
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The symbols used above shall be defined as follows:

- Y = required yard.
- L = the total length of that portion of a lot line from which, when viewed directly from above, lines drawn perpendicular from the lot line will intersect any part of the building other than permitted yard encroachments.
- H = height of building as defined in [article 2](#), section 5.3(11).

In all zoning districts which are regulated by this footnote, not more than fifty (50) percent of any required yard abutting a street shall be used for vehicular parking or driveways. Adjacent to any lot line abutting a street, there shall be a continuous landscaped area not less than fifteen (15) feet (4.575 meters) wide except at points of approved vehicular access to the street.

(w) *Exceptions to height standards.*

Exceptions. The height limitation of this section shall not apply to chimneys, cooling towers, elevators, bulkheads, fire towers, penthouses, stacks, stage towers, scenery lofts, tanks, water towers, pumping towers, monuments, steeples, cupolas, clock and bell towers, and mechanical appurtenance accessory to and necessary for the permitted use in the district in which they are located.

Height of public and semipublic buildings. The height of public and semipublic buildings such as churches, cathedrals, temples, hospitals, sanitariums, or schools shall not exceed fifty-five (55) feet, provided that if any such building exceeds the height limitation for the district in which is located, then, in addition to the required setback, the building shall be set back an additional one (1) foot for each foot by which the building exceeds the height standard.

Height of parapet walls. Parapet walls may extend up to five (5) feet above the permitted height in the district in which the building is located.

(Ord. No. 1271, 2-27-89; Ord. No. 1276, 5-22-89; Ord. No. 1613, § 2, 8-18-13; Ord. No. 1642, § 4, 7-19-15; Ord. No. 1699, § 16, 12-27-18)

Secs. 5.196, 5.197. - Reserved.