Sec. 630.00. Table of setbacks.[[1]](#footnote-1)

TABLE 1. CITY OF BUENA VISTA LOT REGULATIONS BY DISTRICT

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| District | Permitted Uses | Minimum Lot Requirements | | Other |
| Public Water  and Sewer | Other |
| R-1 | Single-family residential | 12,500 sf | 21,780 |  |
| R-2 | Single-, two-family residential | 9,375 sf  6,250 sf for each additional unit | 20,000 |  |
| R-3 | Single-, two-and four-family residential | 6,250 sf  3,125 sf for each additional unit | 20,000 |  |
| R-4 | Single-family, multifamily | 6,250 sf  3,125 sf for each additional unit | 20,000 | Maximum density 15 units per acre |

a. The height limit for dwellings may be increased by up to 45 feet and up to three stories provided each side yard is 20 feet, plus one foot or more of side yard for each additional foot of building height over 35 feet.

b. A public or semi-public building such as a school, church, or library may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.

c. Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antenna and radio aerials are exempt. Parapet walls may be up to four feet above height of the building on which the walls rest.

d. Accessory buildings over one story in height shall be at least ten feet from any lot line. All accessory buildings shall not exceed the main building in height.

e. For buildings over 45 feet in height, approval shall be obtained from the administration. Chimneys, flues, cooling towers, flagpoles, radio or communication towers, or their accessory facilities, not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.

f. Densities and use variations are approvable based upon the plan submitted for the proposed development.

g. For permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the health official. The administrator shall require greater area as considered necessary by the health official.

h. Property located in a business district, which adjoins any residential district, or is separated from any residential district only by a public street or way, shall have a ten-foot side yard on the side or sides adjoining or adjacent to the residential district.

i. Minimum setback requirements of this ordinance, for yards facing streets, shall not apply to any lot where the average setback on developed lots within the same block and zoning district and fronting on the same street is less than the minimum. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the existing setbacks on the existing developed lots.

j. Multifamily efficiencies: 1-bedroom—320 square feet; 2-bedroom—390 square feet; 3-bedroom—460 square feet.

k. Heated living area, excludes garages, basements, patios, porches, etc.

l. On lots with frontage on two or more streets, the minimum setback on any side with street frontage is ten feet for all primary and accessory buildings. This shall not apply to master planned developments in B2 Planned Business, MUC Mixed Use Corridor, and R6 Residential Planned Unit Development.

TABLE 2. CITY OF BUENA VISTA LOT REGULATIONS FOR MOBILE HOMES, PARKS, AND SUBDIVISIONS

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| [Dimensions] | Mobile Home Park | Stand within Park | Mobile Home Subdivision | Subdivision Mobile Home Lot |
| Area | 130,680 sf (3 acres) | 3,400 sf | 435,600 sf | 7,000 sf (5 acres) with approval of health official |
| Setback (see section 701.01-3) | 25 feet | N/A | 25 feet | 20 feet |
| Frontage at the setback line | 150 feet | 40 feet | 150 feet | 50 feet |
| Side yard: |  |  |  |  |
| One side | 25 feet | 7.5 feet | 25 feet | 11 feet |
| Both sides | 50 feet | 15 feet | 50 feet | 22 feet |
| Rear | 25 feet | 7.5 feet | 25 feet | 25 feet |
| Height | 35 feet | 35 feet | 35 feet | 35 feet |
| Accessory buildings | Not to exceed 35 feet in height | Not to exceed height of mobile home | Not to exceed 35 feet in height | Not to exceed 35 feet in height |

(Ord. No. 18-10, § 5, 5-17-2018; Ord. No. 22-02, Exh. A, 1-24-2022)

1. Editor's note(s)—Ord. No. 18-10, § 5, adopted May 17, 2018, transferred and renumbered portions of former Art. 20, section 2011.00, as section 630.00.   
    Subsequently, Exh. A of Ord. No. 22-02, adopted Jan. 24, 2022, changed the title of section 630.00 from "Table of setbacks for all districts" to read as herein set out. [↑](#footnote-ref-1)