

1125.14 LOT AREA; YARD AREA; FLOOR AREA; BULK REGULATIONS.

The following schedule provides the minimum lot, yard and floor areas, and the maximum height for uses and structures erected, relocated, rebuilt or structurally altered within a zoning district in the City.

- (a) Lot Frontage. Minimum lot frontage requirements shall be equivalent to minimum lot width requirements. However, for lots on curved streets and/or the turning circle of a cul-de-sac, the minimum lot frontage shall not be less than twenty two (22) feet in all districts.
- (b) Corner Lots. All portions of lots which front public rights of way shall be considered front yards with a maximum required front yard of twenty-five (25) feet on the secondary street (see schedule of district regulations footnote (iv) in this **Section**). The rear yard is defined as the yard opposite the front door, or principle entrance of the structure. Accessory structures shall not be permitted in a required front yard and must have a setback from any street that is equal to or greater than that of the principle structure.
- (c) Yard Requirements.
 - (1) No yard or other open space provided to comply with this ordinance shall be counted toward compliance toward allowance for another principle structure on a particular property.
 - (2) Land Uses within Required Yards.
 - (A) Every part of a required yard shall be open to the sky except where accessory structures are permitted in a rear yard and except for the ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than eighteen inches (18"), eaves projecting more than two (2) feet, and uncovered front porches and steps on residential structures projecting not more than eight (8) feet from the front of the structure. But in no case shall any of these projections be less than three (3) feet from a side lot line or six (6) feet from a front lot line, except uncovered front porches or steps that project into a required front yard shall not project beyond the sides of a residential structure into a required side yard.
 - (B) Portable storage/moving units and temporary dumpsters between 10 and 40 yards capacity may be located in the front or side yard for no more than 30 days and must be located on a hard surface. A letter of approval must be obtained from the Zoning Administrator prior to placing these units or dumpsters on a lot. No refuse disposal container may be placed on a lot for more than 30 days. Every effort must be made to shield them from view at street level. No portion of a portable storage/moving unit or dumpster may be located in the public right of way unless a letter authorizing same is obtained from the Director of Public Service or their designee.
 - (C) Adjacent, incompatible uses: A lot or parcel in a C-1, C-2, C-4, C-M, M-1, or M-2 District which is adjacent to the front, back, or side yard of a lot or parcel in a R-1, R-2, R-2A or R-3 District shall meet or exceed the following:
 - (i) No refuse, garbage, trash or container for refuse, garbage or trash, merchandise, building materials, vehicle or other material or equipment shall be stored or placed within the minimum yards as required by this section.
 - (ii) If permitted within such zoning district, materials or equipment may be stored or placed in yards other than such

required yards listed in the schedule of district requirements in this section, only if they are screened in such a way so that the same are not visible by persons at grade level in the R-1, R-2, R-2A or R-3 Districts measured a minimum ten (10) feet from the abutting property line. Such screening shall be constructed and maintained at a height determined by the Zoning Administrator to provide maximum screening, provided said screening shall not exceed 8 feet in height. All materials for said screening shall not be made of t-111 wood or other easily degradable material as determined by the Zoning Administrator, and shall be constructed of similar materials to match or blend with the principle structure in appearance, color, and texture. If decorative masonry or wood is used, upright evergreens shall, in addition thereto, be planted on the side of the wall or fence nearest to the residential district. The maximum spacing between such plantings shall not exceed five (5) feet. Landscaping shall also be required to be planted on the side nearest the residential district. This landscaping shall be in addition to that which is required by **Chapter 1145**. The landscaping plan, screening materials and height shall be reviewed and approved at the discretion of the Zoning Administrator. All landscaping shall meet the size and spacing requirements contained in **Chapter 1145**.

- (d) Height. (Height shall be measured midway through the gable for non-flat roofs). In order to comply with the requirements of this section, the height of any structure shall be no greater than the maximum height set out below in feet, if any, except as follows:
- (1) Public, semi-public, or private service buildings, hospitals, institutions or schools, where permitted, may be erected to a height not exceeding eighty (80) feet.
 - (2) Churches and temples may be erected to a height not exceeding seventy-five (75) feet..
 - (3) The height limitations of this Zoning Code shall not apply to:
 - (A) Belfries.
 - (B) Church spires.
 - (C) Elevator bulkheads.
 - (D) Ornamental towers and spires.
 - (E) Stage towers or scenery lofts.
 - (F) Water towers.

The schedule of district requirements shall be as follows:

SCHEDULE OF DISTRICT REGULATIONS								
District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Maximum Front Yard Setbacks (ft.) (iv)	Minimum Yard Setbacks (ft) (iv)		Minimum Floor Area Per Family (sq. ft.)	Maximum Height (ft.)	Maximum Stories defined as at least 10 feet from floor to bottom of floor joist above
				Side	Rear			
OS Open Space	--	--	(i)	(i)	(i)	--		
Residential Districts								
R-1 Single-Family Residential	8,500	70	25	10/8 ()	35	1,400	40	3 ½
R-2 Single-Family Residential	6,000	50	30	8/5	30	1,000		
R-2A Single-Family	4,500	40	20		20	800		
R-3 Single-Family Residential	3,000		25		800			
R-3 Single-Family Residential (1 Zero-Lot Line)	2500	50	0/8	20		800		
R-3 Two-Family Residential	2,000/unit		8/5					
R-4 Single-Family (1-2 Zero Lot lines)	2500	35	25	0/8 or 0/0 (iii)	800			
R-4 Two-Family Dwellings	1,500/unit	50	25	10/8	1 BR: 500 2 BR: 700 3 BR:900 4 BR:1100			
R-4 Multiple-Family Dwellings (excluding assisted/independent living facilities)	800/unit	70			60	6		

SCHEDULE OF DISTRICT REGULATIONS								
District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Maximum Front Yard Setback (ft) (iv)	Minimum Yard Setbacks(ft.) (iv)		Minimum Floor Area Per Family (sq. ft.)	Minimum Height (ft.)	Minimum Stories
				Side	Rear			
Commercial Districts								
C-1 Neighborhood	--	--	20(i)	5(i)	5(i)	1 bdrm: 500 2+bdrms: 700	25(v)	2(v)
C-2 General Commercial	---	--					25(v)	2(v)
C-3 Uptown Commercial		--	--	(i)	(i)		25 not including parapets	2
C-4 Office, Lab, and Research	--	--	30(i)	5(i)	5(i)		25(v) not including parapets	2(v)
C-M Commercial-Industrial		--					30(v) not including parapets	2(v)
Industrial Districts								
M-1 Controlled Industrial	--	--	20(i)	5(i)	5(i)	--	30	
M-2 Industrial	--	--				--	30(ii)	
Overlay Districts								
Design Review Overlay	See Regulations in Section 1127.02 et al and for the underlying zoning district							
PUD Overlay District	See Chapter 1127 for Planned Unit Development District							

FOOTNOTES TO SCHEDULE OF DISTRICT REGULATIONS

- i. Upon the construction, relocation, and/or reconstruction of any structure on a lot in the C-1, C-2, C-3, C-4, M-1, M-2, OS or C-M Districts which is adjacent to a residential district, the required yard setbacks in those areas abutting the residential district shall be equal to the yard setbacks required in the adjacent residential district. Such yard shall be landscaped in addition to the requirements of **Chapter 1136** (Design Review) and **Chapter 1145** (Minimum Landscaping Requirements) in order to effectively screen the Commercial or Industrial property from the residential district. The landscaping plan for this area shall be approved at the discretion of the Zoning Administrator. A lot in the

C-1, C-2, C-3, C-4, M-1, M-2, OS or C-M Districts shall be considered adjacent to a residential district although a street or other public way is interposed between such lot and the residence district.

- ii. There shall be no height limitation in the M-2 District except where it may adjoin a residence district, then, any structure shall comply with subsection (c)(2)(C) of this section and with all applicable sections of **Chapter 1136** (Design Review) and **Chapter 1145** (Minimum Landscape Requirements), but shall be set back from the boundary of the residence district a minimum distance of one foot for each foot of structure height.
- iii. The last unit in a row of double zero lot-line homes must have a side yard of 8 feet, unless such lot is a corner lot, in which case two front yards are required.
- iv. Required yard setbacks may be varied at the discretion of the Zoning Administrator. The Zoning Administrator shall consider the design, size, and use of the proposed structure, surrounding structures, and the impact the variance might have on the surrounding neighborhood. Preference must error toward locating principle structures closer to the right of way and locating required parking to the rear whenever possible.
- v. New building construction in these districts must complement nearby environs. Buildings should be multiple stories. Single story buildings may be permitted under special circumstances or with certain uses. All single story buildings shall be reviewed and approved at the discretion of the City Administrator after consultation with the Zoning Administrator.