

Chapter 22

LAND USE*

Article 10. Area, Yard, and Height Requirements

Sec. 22-10-1. Requirements.

This division is established to show the minimum size, width and height requirements for the land uses within each designated district.

District	Minimum			Minimum Heated Sq. Ft. Per Dwelling Unit	Minimum Yard Requirements in Feet			Lot Coverage (percent)	Max. Height of Bldgs. Above grade (feet)
	Lot Area (sq.ft.)	Lot Size per Dwelling Unit (sq.ft.)	Lot Width (sq.ft.) street frontage		Min. Front Yard	Min. Side Yard	Min. Back Yard		
R-1	15,000	15,000	100	1,800	25	(1)	Not less than 20% of depth of lot not to exceed 50 ft.	30	35
R-1A	10,000	10,000	75	1,500	25	(1)	Not less than 20% of depth of lot not to exceed 50 ft.	30	25
R-1B	6,000	6,000	60	1,200	25	(2)	Not less than 20% of depth of lot not to exceed 50 ft.	30	25
R-2	10,000	4,000/du up to 8 families +2,500 per additional du	75	1,000	30	(1)	Not less than 20% of depth of lot not to exceed 50 ft.	35	35

OIP	10,000		75	Note (9)	25	(1)	Not less than 20% of depth of lot not to exceed 50 ft.	30	35
CBD	Note (7)	Note (7)	Note (7)	Note (7)	Note (6)	Note (6)	-----	Note (7)	Note (7)
B-1	Note (8)	Note (9)	Note (10)	Note (9)	Note(3)	Note (4)	Note (5)	Note (8)	35
B-2	Note (8)	Note (9)	Note (10)	Note (9)	Note (11)	Note (12)	Note (13)	Note (8)	40
OBP	10,000	Note (9)	75	Note (9)	25	Note (1)	Not less than 20% of depth of lot not to exceed 50 ft.	30	35
I	Note (8)	Note (9)	150	Note (9)	25	Note (10)	Note (10)	60	60

- 1) Each lot shall have two side yards, one of which shall not be less than a width of seven feet, and one of which shall not be less than ten feet, except that buildings over two stories in height shall have side yards of ten feet as a minimum width.
- 2) Each lot shall have two side yards, one of which shall not be less than a width of five feet and one of which shall not be less than ten feet.
- 3)
 - a) Where the block frontage is located wholly within the B-1 district and where distance between the proposed curb-line of the pavement and front property line is 15 feet or more in width, no front yard shall be required.
 - b) Where the block frontage is located wholly in the B-1 district and where the distance between proposed curb-line of the pavement and the front property line is less than 15 feet in width, a front yard shall be required so that the distance between the building line and the proposed curb-line shall be a minimum of 15 feet in width.
 - c) Where the block frontage is located partially in a B-1 district and partially in a residential zone, the front yard requirements of the residential district shall apply.

- 4)
 - a) Where the side of a lot in a B-1 abuts the side of a lot in a residential zone, there shall be a side yard of not less than four feet for each story or 12 feet in building height, but such side yard for a one-story building shall not be less than six feet.
 - b) In all other cases, a side yard for a business building shall not be required, but, if provided, it shall be not less than three feet in width.
 - c) On a corner lot in a B-1 district which abuts a residential zone, there shall be provided a side yard on the side street equal in depth to the required front yard of the residential zone.
- 5)
 - a) Where a B-1 district abuts a residential district, there shall be a rear yard which does not exceed 20 feet.
 - b) In all other cases, no rear yard shall be required, but, if provided, it shall be not less than five feet in depth.
- 6) Front yard setback shall be in conformance with adjacent properties in the CBD.
- 7) Go by Design Guidelines as adopted and amended for CBD.
- 8) For a B-1, B-2 or I districts, see parking space requirements, Section 6.3, off street auto parking.
- 9) For a B-1, B-2 or I district, no residential dwellings allowed.
- 10) For a B-1, B-2 or I district, no minimum floor space required which removes the need for a minimum (square feet frontage).
- 11) Same as 3 but for B-2 district
 - a) Where the block frontage is located wholly within the B-1 district and where the distance between the proposed curb-line of the pavement and the front property line is fifteen (15) feet or more in width, no front yard shall be required.
 - b) Where the block frontage is located wholly in the B-1 district and where the distance between the proposed curb-line of the pavement and the front property line is less than fifteen (15) feet in width, a front yard shall be required so that the distance between the building line and the proposed curb—line shall be a minimum of fifteen (15) feet in width.
 - c) Where the block frontage is located partially in a B-1 district and partially in a residential zone, the front yard requirements of the residential district shall apply.

12) Same as 4 but for B-2 district

- a) Where the side of a lot in a B-1 district abuts the side of a lot in a residential zone, there shall be a side yard of not less than four (4) feet for each story or twelve (12) feet in building height, but such side yard for a one-story building shall not be less than six (6) feet.
- b) In all other cases, a side yard for a business building shall not be required, but, if provided, it shall be not less than three (3) feet in width.
- c) On a corner lot in a B-1 district, which abuts a residential zone, there shall be provided a side yard on the side street equal in depth to the required front yard of the residential zone.

13) For a B-2 district see loading zone requirements Section 6.4