Table 1: Bulk Requirements.

ements.					N 41	
Maximum Building Height ¹	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Side Street, Corner Lot	Minimum Rear Yard
35 Ft. or 3 Stories	3 Acres	200 Ft.	58 Ft.	35 Ft.	58 Ft.	58 Ft.
	3 Acres	200 Ft.	58 Ft.	35 Ft.	58 Ft.	58 Ft.
35 Ft. or 3 Stories	10,000 Sq. Ft.	80 Ft.	25 Ft.	8 Ft.	25 Ft.	30 Ft.
35 Ft. or 3 Stories	30,000 Sq. Ft.	80 Ft.	25 Ft.	8 Ft.	25 Ft.	30 Ft.
	30,000 Sq. Ft.	160 Ft.	40 Ft.	16 Ft.	40 Ft.	40 Ft.
35 Ft. or 3 Stories	7,000 Sq. Ft.	66 Ft.	25 Ft.	5 Ft.	25 Ft.	25 Ft.
35 Ft. or 3 Stories	8,000 Sq. Ft.	70 Ft.	25 Ft.	7 Ft.	25 Ft.	25 Ft.
	10,000 Sq. Ft.	80 Ft.	30 Ft.	7 Ft.	40 Ft.	30 Ft.
	6,000 Sq. Ft.	60 Ft.	20 Ft.	5 Ft.	25 Ft.	30 Ft.
	7,200 Sq. Ft.	60 Ft.	20 Ft.	5 Ft.	25 Ft.	30 Ft.
35 Ft. or 3 Stories	8,000 Sq. Ft.	65 Ft.	20 Ft.	10 Ft.	25 Ft.	35 Ft.
	1 Acre	180 Ft.	40 Ft.	16 Ft.	40 Ft.	40 Ft.
	4,000 Sq. Ft.	40 Ft.	20 Ft.	10 Ft.		10 Ft.
25 Ft.	5 Acres	360 Ft.	40 Ft.	40 Ft.	40 Ft.	40 Ft.
MUST BE MET IF THE U	SE OF THE LA	ND IS RESIDEI	NTIAL.			
MUST BE MET IF THE U	SE OF THE LA	ND IS COMM	ERCIAL.			
MUST BE MET IF THE US	E OF THE LAN	D IS COMME	RCIAL AND AD	JOINS RESIDI	ENTIAL.	
SET FORTH IN ARTICLE	XI OF THIS OF	RDINANCE.				
35 Ft. or 3 Stories				2		
35 Ft. or 3 Stories			25 Ft.	3		25 Ft.
			25 Ft.	10 Ft.	25 Ft.	25 Ft.
			25 Ft.	10 Ft.	25 Ft.	25 Ft.
18 Ft. or 1 story, whichever is lower				5	Same as permitted uses	6
	Maximum Building Height ¹ 35 Ft. or 3 Stories 35 Ft. or 3 Stories 35 Ft. or 3 Stories 25 Ft. MUST BE MET IF THE US SET FORTH IN ARTICLE 35 Ft. or 3 Stories 35 Ft. or 3 Stories 18 Ft. or 1 story,	Maximum Building Height ¹ Minimum Lot Area 35 Ft. or 3 Stories 3 Acres 35 Ft. or 3 Stories 10,000 Sq. Ft. 35 Ft. or 3 Stories 30,000 Sq. Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 35 Ft. or 3 Stories 8,000 Sq. Ft. 35 Ft. or 3 Stories 8,000 Sq. Ft. 35 Ft. or 3 Stories Ft. 10,000 Sq. Ft. Ft. 35 Ft. or 3 Stories Ft. 10,000 Sq. Ft. Ft. 35 Ft. or 3 Stories Ft. 35 Ft. or 3 Stories Ft. 1 Acre 4,000 Sq. Ft. 1 Acre 1 Acre 5 Acres MUST BE MET IF THE USE OF THE LA MUST BE MET IF THE USE OF THE LA MUST BE MET IF THE USE OF THE LA MUST BE MET IF THE USE OF THE LA MUST BE MET IF THE USE OF THE LA	Maximum Building Height ¹ Minimum Lot Area Minimum Lot Width 35 Ft. or 3 Stories 3 Acres 200 Ft. 3 Acres 200 Ft. 35 Ft. or 3 Stories 10,000 Sq. Ft. 80 Ft. 35 Ft. or 3 Stories 30,000 Sq. Ft. 80 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 80 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 66 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 66 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 60 Ft. 35 Ft. or 3 Stories 8,000 Sq. Ft. 60 Ft. 7,200 Sq. Ft. 60 Ft. 1 Acre 180 Ft. 5 Acres 360 Ft. 5 Acres 360 Ft. 5 Acres 360 Ft. 5 Acres 360 Ft. <	Maximum Building Height ¹ Minimum Lot Area Minimum Lot Width Minimum Front Yard 35 Ft. or 3 Stories 3 Acres 200 Ft. 58 Ft. 35 Ft. or 3 Stories 10,000 Sq. Ft. 80 Ft. S8 Ft. 25 Ft. 35 Ft. or 3 Stories 30,000 Sq. Ft. 80 Ft. S1 Monther 25 Ft. S8 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 80 Ft. S1 Monther 25 Ft. S1 Monther 35 Ft. or 3 Stories 7,000 Sq. Ft. 66 Ft. S1 Monther 25 Ft. S1 Monther 35 Ft. or 3 Stories 7,000 Sq. Ft. 66 Ft. S1 Monther 25 Ft. S1 Monther 35 Ft. or 3 Stories 7,000 Sq. Ft. 70 Ft. S1 Monther 25 Ft. S1 Monther 6,000 Sq. Ft. 60 Ft. S1 Monther 20 Ft. S1 Monther 7,200 Sq. Ft. 60 Ft. S2 Ft. 20 Ft. S2 Ft. 7,200 Sq. Ft. 60 Ft. S2 Ft. 20 Ft. S2 Ft. 1 Acre 180 Ft. S2 Ft. 20 Ft. S2 Ft. 1 Acre 180 Ft. S2 Ft. 20 Ft. S2 Ft. 1 Acre 180 Ft. S2 Ft. 20 Ft. S2 Ft. MUST B	Maximum Building Height ¹ Minimum Lot Area Minimum Lot Width Minimum Front Yard Minimum Side Yard 35 Ft. or 3 Stories 3 Acres 200 Ft. 58 Ft. 35 Ft. 35 Ft. or 3 Stories 10,000 Sq. Ft. 80 Ft. 25 Ft. 8 Ft. 35 Ft. or 3 Stories 10,000 Sq. Ft. 80 Ft. 25 Ft. 8 Ft. 35 Ft. or 3 Stories 30,000 Sq. Ft. 80 Ft. 25 Ft. 8 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 160 Ft. 40 Ft. 16 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 66 Ft. 25 Ft. 7 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 60 Ft. 20 Ft. 5 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 60 Ft. 20 Ft. 5 Ft. 10,000 Sq. Ft. 60 Ft. 20 Ft. 5 Ft. 7,200 Sq. Ft. 60 Ft. 20 Ft. 5 Ft. 7,200 Sq. Ft. 65 Ft. 20 Ft. 10 Ft. 1 Acre 180 Ft. 40 Ft. 10 Ft. <tr< td=""><td>Maximum Building Height¹ Minimum Lot Area Minimum Lot Width Minimum Front Yard Minimum Side Yard Minimum Side Street, Corner Lot 35 Ft. or 3 Stories 3 Acres 200 Ft. 58 Ft. 35 Ft. 58 Ft. 3 Acres 200 Ft. 58 Ft. 35 Ft. 58 Ft. 35 Ft. or 3 Stories 10,000 Sq. Ft. 80 Ft. 25 Ft. 8 Ft. 25 Ft. 35 Ft. or 3 Stories 70,000 Sq. Ft. 80 Ft. 25 Ft. 8 Ft. 25 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 160 Ft. 40 Ft. 16 Ft. 40 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 66 Ft. 25 Ft. 7 Ft. 25 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 60 Ft. 20 Ft. 5 Ft. 25 Ft. 10,000 Sq. Ft. 80 Ft. 20 Ft. 5 Ft. 25 Ft. 7,200 Sq. Ft. 60 Ft. 20 Ft. 5 Ft. 25 Ft. 7,200 Sq. Ft. 60 Ft. 20 Ft. 10 Ft. 25 Ft. </td></tr<>	Maximum Building Height ¹ Minimum Lot Area Minimum Lot Width Minimum Front Yard Minimum Side Yard Minimum Side Street, Corner Lot 35 Ft. or 3 Stories 3 Acres 200 Ft. 58 Ft. 35 Ft. 58 Ft. 3 Acres 200 Ft. 58 Ft. 35 Ft. 58 Ft. 35 Ft. or 3 Stories 10,000 Sq. Ft. 80 Ft. 25 Ft. 8 Ft. 25 Ft. 35 Ft. or 3 Stories 70,000 Sq. Ft. 80 Ft. 25 Ft. 8 Ft. 25 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 160 Ft. 40 Ft. 16 Ft. 40 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 66 Ft. 25 Ft. 7 Ft. 25 Ft. 35 Ft. or 3 Stories 7,000 Sq. Ft. 60 Ft. 20 Ft. 5 Ft. 25 Ft. 10,000 Sq. Ft. 80 Ft. 20 Ft. 5 Ft. 25 Ft. 7,200 Sq. Ft. 60 Ft. 20 Ft. 5 Ft. 25 Ft. 7,200 Sq. Ft. 60 Ft. 20 Ft. 10 Ft. 25 Ft.

¹ Maximum Height shall be measured by either the designated footage or by stories, whichever is lower.

² None required except adjoining any "R" District, in which case not less than 15 feet.

³ The Independence City Council reserves the authority to determine the set-back requirement on a case-by-case basis.

⁴ Maximum Coverage of Lot for Accessory Buildings shall be thirty (30) percent of rear yard.

^{5& 6} Accessory building to be placed in the rear or side yards may reduce minimum side and rear yard requirements to four (4) feet.