



<u>Class Streets.</u>														
Interior Side Yard Setback	6'	6' <sup>(9)</sup>	6' <sup>(9)</sup>	6' <sup>(9)</sup>	6' <sup>(9)</sup>	0 <sup>(D4)</sup>	6'	15' <sup>(F6)</sup>	6' <sup>(F6)</sup>	6' <sup>(F6)</sup>	6' <sup>(F)</sup>	15' <sup>(G7)</sup>	15' <sup>(G7)</sup>	
Min. Lot Width	100'	100'	80'	70'	60'	45'	85'	70'	--	--	--	--	--	
Min. Cul-de-sac Lot Width	60'	80' <sup>(J10)</sup>	70' <sup>(J10)</sup>	60' <sup>(J10)</sup>	40' <sup>(J10)</sup>	40' <sup>(J10)</sup>	80' <sup>(J10)</sup>	60' <sup>(J10)</sup>	--	--	--	--	--	
Min. Lot Depth	200'	110'	100'	90'	80'	100'	100'	100'	--	--	--	--	--	
Max. Lot Coverage	--	--	--	--	--	--	--	80%	90%	90%	90%	90%	90%	
<u>Max Density (Lots per acre)</u>	<u>0.3</u> <u>3</u>	<u>3.63</u>	<u>4.84</u>	<u>6.22</u>	<u>7.26</u>	<u>8.71</u>	<u>4.36</u>	<u>17.42</u>	--	--	--	--	--	
Min. Distance Between Structures	--	--	--	--	--	--	--	15'	--	--	--	--	--	
Max. Building Height	--	3 stories <sup>(S)</sup>	3 stories <sup>(S)</sup>	3 stories <sup>(S)</sup>	3 stories <sup>(S)</sup>	3 stories <sup>(S)</sup>	3 stories <sup>(S)</sup>	3 stories <sup>(S)</sup>	(H8)	(H8)	(H)	(H8)	(H8)	

NOTES: The coordinating notes (subscript 1-12) concerning this table are contained in Section 405.545: Height and Area Exceptions and Conditions.

[Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004; Ord. No. 04-64 §1, 10-11-2004; Ord. No. 07-38 §1, 5-29-2007; Ord. No. 17-06 § 1, 1-17-2017]

**405.545 Height And Area Exceptions And Conditions**

- A. ~~The minimum front yard setback established in Section 405.540 shall apply except:~~
  - 1. ~~Where a structure or dwelling is to be constructed on a lot or parcel of land that is within one hundred (100) feet of an existing structure or dwelling unit on both sides, the minimum front yard setback shall be an average of the two (2) closest front corners of the adjacent structures; or Where a structure or dwelling is to be constructed on a lot or parcel of land that is within one hundred (100) feet of an existing building on one (1) side only, such dwelling or structure may be constructed as close to the street as the existing adjacent building, with exception to a corner lot, in which the exception shall not apply.~~
- B. ~~(Reserved)~~
- C. ~~The front yard and side street setback can be reduced to fifteen (15) feet when off street parking is provided in the rear of the main structure or dwelling unit(s).~~

- D. The dwelling unit shall be placed on one (1) interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of ten (10) feet, excluding the connecting elements such as fences, walls and trellises, but including covered porches, patios and storage spaces which are part of the principal structure. Non-zero lot line dwelling units shall comply with the interior side yard setbacks of the appropriate single-family residential district.
- E. ~~No building shall exceed three (3) stories above grade. Upper story (third (3rd) story) windows shall not face onto an adjacent property owner's private space if within a less intensive zoning district, unless a setback of fifty (50) feet is provided and a vegetative buffer is provided in accordance with Section 405.900(C) Option 4.~~
- F. The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be twenty-five (25) feet.:
1. ~~The structure is part of a planned commercial complex or center, in which case the setback shall not apply; or~~
  2. ~~The premises is located adjacent to a residential zoning district, in which case the minimum side yard setback shall be twenty five (25) feet.~~
- G. The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be thirty-five (35) feet in a "M-1" District; and fifty (50) feet in a "M-2" District.
- H. No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.
- I. ~~The minimum interior side yard setback shall not apply to parcel combinations or parcels where residential structures are constructed across a common property line, in which ownership of both lots are the same and the possibility of future subdivision is eliminated. Parcels in which residential structures are proposed for construction across common property lines must comply with the City's Subdivision Regulations.~~
- J. The minimum lot width on a cul-de-sac shall be measured across the front of the lot at the radius of the twenty-five (25) feet setback.
- K. ~~The maximum density allowable may be increased in accordance with Section **405.140(E)**—Request for an increase in density.~~
- L. ~~For corner lots at the intersection of two local class thoroughfares, the side street setback shall be fifteen (15) feet. For corner lots at the intersection of a local class thoroughfare with a collector class thoroughfare, the side street setback shall be twenty (20) feet. For all other intersections, the side street setback shall be twenty five (25) feet. [Ord. No. 17-06 § 1, 1-17-2017]~~

[Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004; Ord. No. 07-38 §1, 5-29-2007]