

SCHEDULE OF REGULATIONS

	Minimum Lot Standards		Maximum Height		Minimum Yard Setback				Minimum Floor Area Per Unit (square feet) (i)	Maximum Lot Coverage (percent)
	Area	Width	In Stories	In Feet	Front ( C)	Sides (k)		Rear (l)		
						Least one	Total of two			
R-1	12,000	80	2.5	35	35	10(k)	20	40	800 first floor 1,200 if more than one story	30%
R-2	9,000	65	2.5	35	30	8(k)	15	25	672 first floor 1,000 if more than one story	30%
R-3	4,000	50	2.5	35	25(e)	5(k)	15	15	672 first floor 1,000 if more than one story	35%
MFRD	(g)	100	3	45	40 (d,e)	10(d,e)	30(d,e)	30(d,e)	500	50%(e)
POSD		65	2.5	35	25	15	30	20	672	60%
HCHSD		65	5	60(p)	25	15	30	15	672	
B-2		50	2.5	35	10	5	15	15	672	60%
B-3		3.5	45	(o)						100%
B-4		100	2.5	35	20	10	25	25		60%
FS				40	75(f)	75(j)	150(j)	75(h)		
I-1		100		45	50(q)	20	50	25		40%(h)
I-2		200		60	60	30	60	30		40%(h)
PSP			3.5	45						60%

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### § 156.182 NOTES FOR SCHEDULE OF REGULATIONS.

The following notes refer back to specific references in the schedule of regulations above, under §§ [156.180](#) and [156.181](#):

- (a) Except as otherwise specified, all side yards abutting residentially zoned land shall have a minimum distance of twice the one yard requirement.
- (b) All rear yards abutting residentially zoned land shall have a minimum distance of 50 feet between the principal building and rear property line.
- (c) Parking shall not be permitted in any required front yard, except within an approved driveway.
- (d) Multiple-family dwellings which have all off-street parking provided behind the dwelling and have the main entrance to the building facing a public street may reduce required minimum yard setbacks as follows:

<i><b>FRONT</b></i>	<i><b>SIDES</b></i>		<i><b>REAR</b></i>
	<i><b>LEAST ONE</b></i>	<i><b>TOTAL OF TWO</b></i>	
5 feet	10 feet	30 feet	30 feet

- (e) The Planning Commission may waive these standards if it determines it is necessary to allow flexibility in the siting and construction of new buildings in the district.
- (f) Off-street parking shall be permitted to occupy a portion of the required front yard provided that there shall be maintained a minimum unobstructed and landscaped setback of ten feet between the nearest point of the off-street parking area, exclusive of access driveways and the nearest right-of-way line as indicated on the major thoroughfare plan.
- (g) Apartments shall comply with the applicable standards for the MFRD District. Single-family detached dwellings shall comply with the applicable standards for the R-3 District. All other uses shall comply with the applicable standards for the B-3 District.
- (h) The total floor space in all buildings on the lot may not exceed one and one-half times the total net lot area (floor area ratio of 1.5).
- (i) The minimum floor area per dwelling unit shall not include areas of basements, breezeways, unenclosed porches, terraces, attached garages, attached sheds or utility rooms.
- (j) In all zoning districts except the B-3 and I-1 Districts, the required front yard setback shall not be used for off-street parking, loading or unloading, and shall remain as open space, unoccupied and unobstructed from the ground upward, except for landscaping, plant materials or vehicle access drives; unless use of the front yard setback for off-street parking is determined necessary by the Planning Commission due to the size and configuration of the lot.
- (k) In all residential districts, the width of side yards which abut upon a street on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than the required front yard setback for homes which front upon such side street.

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- (l) No rear yard setback is required where such property abuts a public alley, providing that accessory buildings in the rear yard shall meet the required setback.
- (m) Alterations and additions to a single-family home in the MFRD District shall follow the requirements in the schedule of regulations for the nearest single-family residential district.
- ~~(n) All new or infill buildings in the B-3 District shall include a minimum of two levels of interior space capable of occupation by uses permitted in the district. Required floor areas shall include the ground floor plus at least one additional floor above ground level. The basement level, or any level in which the floor is located more than two feet below the established grade of the public sidewalk, shall not be used to satisfy this requirement.~~
- (o) New or infill buildings in the B-3 District shall be set back from any public street right-of-way a maximum of ten feet. In no case shall new or infill buildings in this district be set back further than the established building line of adjacent buildings in the district, as determined by the Planning Commission.
- (p) An additional height not to exceed 15 feet shall be permitted over an area not to exceed 5% of the total roof surface for mechanical equipment and its covering.
- (q) During the site plan approval, the Planning Commission shall approve a site plan with a front yard setback, for a zoning lot in the I-1 District, of not less than 20 feet, provided all of the following conditions are met:
1. The zoning lot subject to site plan approval is part of an approved platted subdivision or site condominium.
  2. The zoning lot is located within the I-1 District.
  3. The subdivision or site condominium is at least 15 acres.
  4. The subdivision or site condominium has at least three lots.
  5. The subdivision or site condominium is subject to restrictive or protective covenants containing development or construction standards regulating the exterior appearance or placement of structures.
  6. The front, side, and rear yard setbacks are a minimum of 20 feet.
  7. The site plan prohibits loading, storage, and parking within the front yard.

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