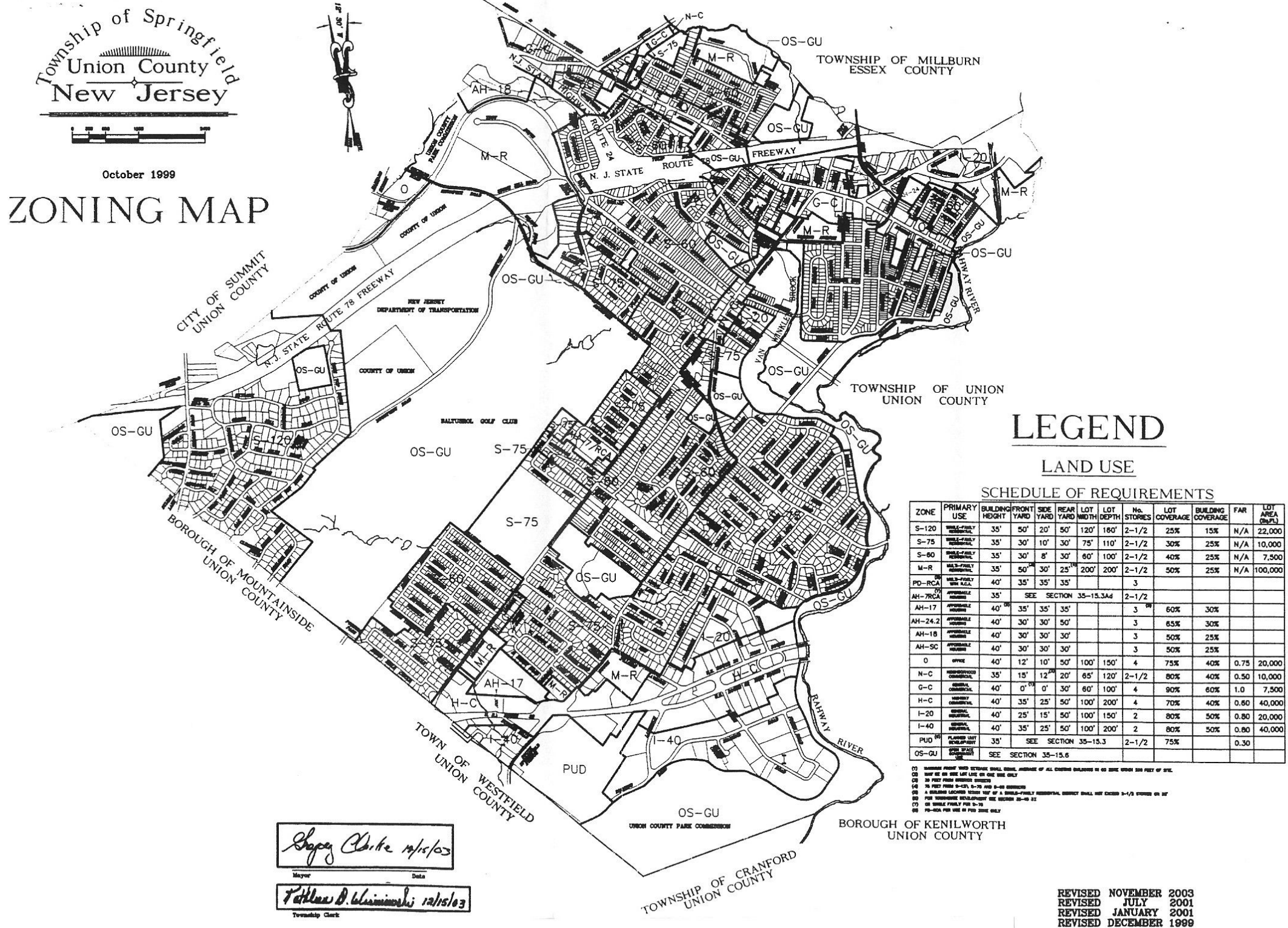


LAND USE REGULATIONS

35 Attachment 4



LEGEND

LAND USE

SCHEDULE OF REQUIREMENTS

ZONE	PRIMARY USE	BUILDING HEIGHT	FRONT YARD	SIDE YARD	REAR YARD	LOT WIDTH	LOT DEPTH	No. STORIES	LOT COVERAGE	BUILDING COVERAGE	FAR	LOT AREA (S.F.)
S-120	SINGLE-FAMILY RESIDENTIAL	35'	50'	20'	50'	120'	180'	2-1/2	25%	15%	N/A	22,000
S-75	SINGLE-FAMILY RESIDENTIAL	35'	30'	10'	30'	75'	110'	2-1/2	30%	25%	N/A	10,000
S-80	SINGLE-FAMILY RESIDENTIAL	35'	30'	8'	30'	80'	100'	2-1/2	40%	25%	N/A	7,500
M-R	MULTI-FAMILY RESIDENTIAL	35'	50'	30'	25'	200'	200'	2-1/2	50%	25%	N/A	100,000
PD-RCA	MULTI-FAMILY RESIDENTIAL	40'	35'	35'	35'			3				
OS-GU	OFFICE	SEE SECTION 35-15.3a4						2-1/2				
AH-17	APPROPRIABLE	40'	35'	35'	35'			3	60%	30%		
AH-24.2	APPROPRIABLE	40'	30'	30'	50'			3	65%	30%		
AH-18	APPROPRIABLE	40'	30'	30'	30'			3	50%	25%		
AH-SC	APPROPRIABLE	40'	30'	30'	30'			3	50%	25%		
O	OFFICE	40'	12'	10'	50'	100'	150'	4	75%	40%	0.75	20,000
N-C	COMMERCIAL	35'	15'	12'	20'	85'	120'	2-1/2	80%	40%	0.50	10,000
G-C	COMMERCIAL	40'	0'	0'	30'	80'	100'	4	90%	60%	1.0	7,500
H-C	COMMERCIAL	40'	35'	25'	50'	100'	200'	4	70%	40%	0.80	40,000
I-20	INDUSTRIAL	40'	25'	15'	50'	100'	150'	2	80%	50%	0.80	20,000
I-40	INDUSTRIAL	40'	35'	25'	50'	100'	200'	2	80%	50%	0.80	40,000
PUD	PLANNED UNIT DEVELOPMENT	35'	SEE SECTION 35-15.3					2-1/2	75%		0.30	
OS-GU	OFFICE	SEE SECTION 35-15.6										

(1) BUILDING HEIGHT SHALL BE MEASURED FROM THE FINISHED GRADE OF ALL CORNERS EXCEPT IN THOSE CASES WHERE THE FINISHED GRADE IS NOT THE SAME AT ALL CORNERS.  
 (2) LOT DEPTH SHALL BE MEASURED AT THE REAR BOUNDARY.  
 (3) IN FRONT YARD SETBACKS SHALL BE MEASURED FROM THE FRONT BOUNDARY.  
 (4) IN REAR YARD SETBACKS SHALL BE MEASURED FROM THE REAR BOUNDARY.  
 (5) A BUILDING LOCATED WITHIN 10' OF A SINGLE-FAMILY RESIDENTIAL DISTRICT SHALL NOT EXCEED 1-1/2 STORIES OR 30' IN HEIGHT.  
 (6) FOR THROUGH DEVELOPMENT SEE SECTION 35-15.3.  
 (7) IN SINGLE-FAMILY ZONES ONLY.  
 (8) PD-RCA PER USE IN PD ZONE ONLY.

REVISED NOVEMBER 2003  
 REVISED JULY 2001  
 REVISED JANUARY 2001  
 REVISED DECEMBER 1999