

ZONING ORDINANCE

14A Attachment 1

APPENDIX A: DISTRICT REGULATIONS

	A	SF-E	SF-1	SF-2	SF-3	TH	D	MF	MH	C-1	C-2	I-1	I-2	DB
Maximum Height (feet)	35	35	35	351	35	30	30	45	35	45	50	50	50	45
Side Yard Width (feet)	15	15	15	8	5	8	8	15	15	B	B	B	B	B
Rear Yard (feet)	30	30	25	25	20	15	15	15	B	B	B	B	B	B
Front Yard (feet)***	35	35	30	25	25	20	20	20	B	B	B	B	B	B
Lot Area (square feet)	40,000	35,000	10,000	7,500	6,500	3,000	6,000	A	7,500	B	B	B	B	B
Minimum Lot Width (feet)	100	100	75	60	60	25	50	70	60	B	B	B	B	B
Minimum Lot Depth (feet)	200	200	100	100	100	100	90	150	100	B	B	B	B	B
Maximum Lot Coverage	10%	35%	35%	40%	50%	60%	60%	50%	40%	B	B	B	B	B
Minimum Building Square Feet	1,750	1,750	1,300*	1,100*	1,200*	900**	900**	900**	1,100*					
Masonry Content****		75%	75%	75%	75%	75%	75%	75%	75%	75%	75%			75%

A - Total lot area shall not be less than 9,000 square feet for dwelling unit construction. For each dwelling unit over three (3) in number, no less than 1,500 square feet of additional lot area is required. A maximum of twenty-five (25) units may be constructed per acre.

B - None required except where nonresidential use abuts a residential lot in which case the requirements shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided within this ordinance.

* Minimum square feet of living area.

** Minimum square feet per unit.

*** The front yard establishes the building line.

**** 75% of the structure will be of masonry (hadite block shall not be used as an exterior finish which includes front and both sides).

Note 1: Maximum height of sprinklered press boxes constructed of noncombustible material and served by an elevator and two stairwells located in a public school stadium shall be 80 feet.

(Ordinance 614 adopted 5/24/07; Ordinance 678 adopted 1/22/09)