

ZONING AND LAND DEVELOPMENT

25 Attachment 13

**Corinthian R-2 Neighborhood Zone
Schedule of District Regulations
(Subsection 25-204.14.5)**

[Ord. #02-19; Ord. #02-29, §12; Ord. #03-12, §5; Ord. #08-12, §31; Ord. #08-12, §§3, 4; Ord. #09-28 §§12,14; Ord. #11-21, § 3; Ord. #12-19, §5; Ord. #14-04 § 4; Ord. #14-25; Ord. No. 2015-26; amended 12-12-2019 by Ord. No. 19-15]

Zone District	Minimum Lot Area (square feet) (10)		Minimum Lot Width and Lot Frontage (feet)		Minimum Yard Requirements (feet)			Min. Lot Depth (feet) (4)	Maximum Building Height and Habitable Stories (Feet) (7,8)		Maximum Building Coverage (percent)/ Base Incentives	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner (3)	Front (1)(2)	Rear (2c)	Side		Height Base Incentives	Stories Base Incentives		
C-2-30-1950	1950	2600	30	40	Schedule B	Note (2c)	Schedule C	65	Schedule D	2 2.5	35 42	65
C-2-30-2400	2400	3200	30	40	Schedule B	Note (2c)	Schedule C	80	Schedule D	2 2.5	35 45	65
C-2-30-3000	3000	4000	30	40	Schedule B	Note (2c)	Schedule C	100	Schedule D	2 2.5	30 40	65
C-2-40-4000	4000	5000	40	50	Schedule B	Note (2c)	Schedule C	100	Schedule D	2 2.5	30 40	65

NOTES TO SCHEDULE:

- (1) In all zone districts, the minimum front yard setback shall be as indicated on Schedule B, "Schedule of Front Yard Setback Depths by Street." Where development is proposed on lots adjacent to a street not listed on Schedule B, the front yard shall be the average setback of the adjacent buildings on the entire block, as determined from a certified survey provided by the applicant/owner.
- (2) For purposes of determining the front yard per Section 25-300, et seq. of this Ordinance, the boardwalk shall not be considered a street. The rear yard shall be opposite the front yard.
- (2c) The minimum required rear yard shall be: 20% of lot depth in the C-2-30/1950 and C-2-30/2400 Zones, 25% of lot depth in the C-2-30/3000 and C-2-40/4000 Zones. The rear yard setback required to the enclosed habitable portion of the building may be reduced a distance equal to the distance by which the required front yard setback to the building exceeds 10 feet. Nonhabitable building area, such as porches, decks and landings may extend not more than six feet into the required rear yard. In no case shall this rear yard setback be less than 7 ½ (7.5) feet.
- (3) On corner lots, the minimum side yard requirements shall be met for the interior side yard and the larger side yard dimension shall be provided for the side yard closest to the street.
- (4) The minimum required lot depth and lot frontage indicated shall be provided, except that:

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- (a) Existing lots with less than the required depth at the time of adoption of this Ordinance, shall be deemed to be conforming for purposes of lot depth, and except that
 - (b) The minimum required lot depth for lots created subsequent to the effective date of this ordinance fronting on the east side of West Avenue between North Street and 59th Street shall be ninety (90) feet.
- (5) See Section 25-300.16 for design controls governing eaves, dormers, half-stories and porches.
 - (6) (Reserved)
 - (7) Refer to Section 25-209.5, Schedule D – Residential Building Height.
 - (8) Detached single-family homes are permitted 2.6 Total Stories on lots less than 5,000 square feet, and 2.4 Total Stories on Lots 5,000 square feet and greater.
 - (9) (Reserved)
 - (10) In all zone districts the required Minimum Lot Area shall be as indicated in the Schedule of District Regulations, except that the required Minimum Lot Area for lots created subsequent to the effective date of this ordinance (Ord. No. 14-25 was adopted 9-25-14) fronting on the east side of West Avenue between North Street and 59th Street shall be ninety (90) percent of the Minimum Lot Area indicated on the respective Schedule of District Regulations.

SCHEDULE B—Schedule of Front Yard Setback Depths by Street (Section 25-209.2)

SCHEDULE C—Schedule of Side Yard Setbacks (Section 25-209.3)

SCHEDULE D—Residential Building Height (Section 25-209.5)