

ZONING AND LAND DEVELOPMENT

25 Attachment 25

**Inclusionary Incentive Overlay Zone
Schedule of District Regulations**

[Ord. #18-21; Ord. #19-04]

Minimum Tract Size	Minimum Yard Requirements (feet)			Min. Lot Depth (feet) (4)	Maximum Building Height		Maximum Density (dwelling units per acre)	Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Front (1)	Rear (2)	Side (3)		Flat Pitched Roof	Habitable Stories			
25% of a block	Schedule B	20% of lot depth	Schedule C	100	29 feet 34 feet	3	30	60	90

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 lagoon-front, bay-front and oceanfront lots, the front yard shall be the street side and the rear yard shall be the waterside of the lot.
- (3) On corner lots, the minimum side yard setback shall be provided for the interior side yard and the larger setback shall be provided for the side yard adjoining the street.
- (4) The minimum required lot depth indicated shall be provided, except that lots existing at the time of adoption of this Ordinance with less than the required depth shall be deemed to be conforming for purposes of lot depth.

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)

***Editor's Note: Schedules B and C referred to herein may be found in Section 25-209.**