

ZONING AND LAND DEVELOPMENT

25 Attachment 34

**34<sup>th</sup> Street Gateway Zone  
Schedule of District Regulations  
(Subsection 25-205.10.5)**

[Ord. #10-09, § 5; Ord. #14-25; Ord. No. 2015-23 §4]

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/Structure(2,3)		Maximum Building Coverage (percent)	Maximum Impervious Coverage (percent)
	Interior	Corner	Interior	Corner	Front (1)	Rear	Side		Flat Pitched Roof	Total Stories		
34th Street Gateway	6000	7000	60	70	Schedule B Section 25- 205.10.6	20	Schedule C	100	21 33	2.5	80	85

NOTES TO SCHEDULE:

- (1) The minimum required front yard shall be as noted in Schedule B - "Schedule of Front Yard Setback Depths by Street" and in compliance with Section 25-205.10.6. Corner lots shall have two (2) front yards. Where development is proposed on lots adjacent to a street not listed on Schedule B, the required 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) Open air miniature golf courses shall have a maximum height for any structure of twenty-five (25') feet.
- (3) Building height for non-residential buildings and mixed-use buildings shall be measured from Base Flood Elevation plus one (1) foot (BFE+1'). Refer to Section 25-209.5 Schedule D for residential building height.
- (4) The minimum required lot depth and lot frontage indicated shall be provided, except that:
  - (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)-(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)