

ZONING ORDINANCE

14A Attachment 1

**APPENDIX 1
DISTRICT REGULATIONS**

	RESIDENTIAL DISTRICTS							COMMERCIAL DISTRICTS		INDUSTRIAL DISTRICTS	
	A	SF-E	SF-1	SF-2	SF-3	MH	MF	C-1	C-2	M-1	M-2
Maximum Height (feet)	35	35	35	35	35	35	45(h)	45	50	50	50
Side Yard Width (feet)	15	15	15	10	8	15	15	0(g)	5(g)	10(l)	10(l)
Rear Yard (feet)	30	30	25	20	15	15	15	0(j)	10(j)	15(j)	15(j)
Minimum Front Yard (feet)	35	35	30	25	20	15	20	0(i)	0(i)	25(i,k)	25(i,k)
Maximum Front Yard (Build-to Line) (feet)	N/A	N/A	50	35	25	N/A	N/A	10(i)	15(i)	N/A	N/A
Minimum Lot Area (square feet)	87,120	43,560	10,000	7,000	SF-2,500; otherwise A	MH- 2,500, otherwise A	A	B	B	B	B
Minimum Lot Width (feet)	100	100	75	60	50(f)	B	70(f)	B	B	B	B
Minimum Lot Depth (feet)	200	200	120	100	90	B	150	B	B	B	B
Maximum Lot Coverage	10%	10%	35%	40%	60%	B	50%	70%	60%	80%	80%

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 ten (10) units may be constructed per acre.

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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.

GENERAL NOTES TO APPENDIX 1

- a. The minimum residential lot area for the various districts shall be in accordance with the regulations for each district, except that a lot having less area than required which was an official "lot of record" at the time of the adoption of this ordinance may be used for a one-family dwelling within zones where this is a permitted use.

No lot existing at the time of passage of this ordinance shall be reduced in area below the minimum requirements set forth in the respective district.

- b. The front yard setback shall be measured from the property line to the front face of the building, covered porch, covered terrace, or attached accessory buildings. Eaves and roof extensions or a porch without posts or columns may project into the required front yard for a distance not to exceed four (4) feet and subsurface structures, platforms, or slabs may not project into the front yard to a height greater than thirty (30) inches above the average grade of the yard. On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets (unless shown specifically otherwise on a final plat).

Where a building line has been established by a plat approved by the City Council or by ordinance and such line requires a greater or lesser front yard setback than is prescribed by this ordinance for the district in which the building line is located, the required front yard shall comply with the building line so established by such ordinance or plat provided no such building line shall be less than twenty (20) feet, except as approved under a Planned Development (see Section 21).

Where the frontage on one side of a street between two (2) intersecting streets is divided by two (2) or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage.

Where the lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.

On any corner lot for which front and side yards are required, no wall, fence, structure, sign, tree, or other planting or sloped terrace or embankment may be maintained higher than three (3) feet above the street grade so as to cause danger or hazard to traffic by obstructing the view of the intersection from a point thirty (30) feet back from the right-of-way corner. Visual clearance shall be provided in all zoning districts so that no fence, wall, vegetation, architectural screen, earth mounding, or landscaping obstructs the vision of a motor vehicle driver approaching any street, alley, or driveway intersection.

Where a future right-of-way line has been established for future widening or opening of a street or thoroughfare upon which a lot abuts, the front or side yard shall be measured from the future right-of-way.

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- c. Every part of a required side yard shall be open and unobstructed except for (a) accessory buildings as permitted herein; (b) the ordinary projections of window sills, belt courses, cornices, and other architectural features not more than twelve (12) inches into the required side yard; and (c) roof eaves projecting not more than thirty-six (36) inches into the required side yard. Balconies shall not project into the required side yard.
- d. Every part of a required side yard shall be open and unobstructed except for (a) accessory buildings as permitted herein; (b) the ordinary projections of window sills, belt courses, cornices, and other architectural features not more than twelve (12) inches into the required side yard; and (c) roof eaves projecting not more than thirty-six (36) inches into the required side yard. Balconies shall not project into the required side yard.
- e. A one-story wing or extension may be built to within fifteen (15) feet of the rear lot line.

SPECIFIC NOTES TO APPENDIX 1

- f. Lot width for a lot containing multifamily, townhouse, or zero lot line units shall be twenty (20) feet per ground floor unit plus side yard requirements.
- g. If a commercial side yard is adjacent to a residential district, there shall be a twenty-five-foot setback, and a sixty-foot setback from the adjacent residential property line for buildings in excess of one (1) story in height.

When adjacent to a residential district, even when separated by an alley, no windows shall be permitted above ten (10) feet on the building sides facing such residential district. In addition, a masonry or wood wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on the non-residential property adjacent to the common side property line.
- h. The height of any multifamily building sited on a lot adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be limited to one story for a distance of sixty (60) feet from the single-family district boundary or the land on which the single-family dwelling is located.
- i. A commercial or industrial front yard setback shall be forty-five (45) feet where parking is allowed in front of the building. Accessory buildings shall have a sixty-foot front yard setback.
- j. For a non-residential zoned property, a rear yard of not less than twenty-five (25) feet or twenty (20) percent of the depth of the lot, whichever is lesser, shall be provided upon that portion of a lot abutting or across a rear alley or street from a residential district. In addition, a masonry or wood wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on the non-residential property adjacent to the common side property line.

A building may be erected to a height of up to eighty (80) feet if set back from all required yard lines a distance of one (1) foot for each two (2) feet of additional height above forty-five (45) feet. This requirement is in addition to all other relevant setback requirements.

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- k. A twenty-five-foot front yard is required for industrial zoned properties, except that a front yard of not less than fifty (50) feet shall be provided upon that portion of a lot abutting or across a street or alley from property in a residential or commercial district.
- l. Side yard requirements for industrial districts shall be not less than fifty (50) feet in width on the side of the lot adjoining or across the street from a residential or commercial district. In addition, a masonry or wood wall having a minimum height of six (6) feet above the average grade of the adjacent residential or commercial property shall be constructed on the shared property line.
- m. If more than one building is located on the same lot, there shall be a ten-foot separation between buildings without openings (windows) and fifteen (15) feet between buildings with openings.