

ARTICLE 18 AREA, DENSITY, BULK, HEIGHT, AND YARD REQUIREMENTS

SECTION 1800 SCHEDULE OF AREA, DENSITY, BULK, HEIGHT, AND YARDS

Zoning District	Minimum Lot Size for 1 Building or Dwelling Unit		Maximum Height of Structures		Minimum Yard Setback Per Lot in Feet for Main Building Each Side			Minimum Floor Area for Building	Maximum % of Lot Area Covered by all Buildings
	Area Sq. Ft.	Width Ft.	Stories	Feet	Front	Side	Rear		
R-1	15,000	100	2 1/2	42	35	10	35	1120	45%
R-2	15,000	100	2 1/2	42	35	10	35	750	45%
AG	15,000	100	2 1/2	42	35	10	35	1120	35%
B-1	15,000	100	3	40	40	10	20	1120	75%
IN	25,000	100	3 1/2	45	50	15	20	1500	75%

SECTION 1801 GENERAL RULES

The area, density, bulk, height, and yard requirements of the preceding schedule and the following rules shall apply in all cases except where otherwise provided by this Ordinance for specific uses, developments, structures, or circumstances.

SECTION 1802 AREA, DENSITY AND BULK

1. The area used for computing lot size and density shall be the total site area exclusive of any dedicated public right-of-way. However where a lot abuts an alley or lane, one-half (1/2) of the width of the alley or lane shall be included.
2. There shall be no more than one (1) single family dwelling unit per lot.*
3. There shall be no more than twelve (12) multiple-family dwelling units nor more than six (6) townhouses or semi-detached dwellings per acre. For the purpose of computing the permitted number of dwelling units per acre, the following lot area assignments shall control:

<u>Unit Type</u>	<u>Lot Area/Unit</u>
Efficiency	1,500 sq. ft.
1 Bedroom	2,400 sq. ft.
2 Bedroom	3,600 sq. ft.
3 Bedroom	4,800 sq. ft.
4 Bedroom	6,000 sq. ft.

* exception AG Article 10 – page 2

(7"

Where plans show one (1) or two (2) bedroom units including a den, library, or other extra room, such extra room shall be counted as a bedroom for the purpose of computing density.

4. No dwelling unit having two or fewer bedrooms shall have a square foot area of less than seven hundred and fifty (750) feet and each additional bedroom shall have an additional one hundred and fifty (150) square feet, each being measured around the interior faces of the exterior walls. A room designated as a den, library, or extra room shall be considered a bedroom for computing square footage requirements.
5. Ten per cent (10%) of multiple-family dwelling units may be efficiency apartments; all others must include at least one (1) living room and one (1) bedroom.
6. All accessory farm buildings for uses other than customary dwelling purposes shall be located not less than seventy-five (75) feet from any dwelling, not less than twenty-five (25) feet from any lot line, and not less than one hundred fifty (150) feet from the front lot line.

SECTION 1803 HEIGHT

1. A basement shall not be counted as a story, but that portion of a basement which is above grade level shall be considered in connection with height limitations.
2. The height limitations of this Ordinance shall not apply to chimneys, church spires, flag poles, public monuments or wireless transmission towers; however, the Planning Commission may specify a height limit for any such structure designated as a use by special approval.

SECTION 1804. YARDS

1. Setbacks shall be measured from the existing and/or proposed adjacent right-of-way lines or from the center of existing and/or proposed adjacent alleys whichever is applicable.
2. On the effective date of this Ordinance, when twenty-five (25%) percent or more of all the frontage on one side of a street between two intersecting streets has been built up with buildings, the front set back line for that side of the street between those intersecting streets shall be that line established by the front of the building closest to the street line or that line established by the preceding schedule whichever is closest to the street line.
3. In the case of a rear yard abutting a side yard, the side yard abutting a street shall not be less than the minimum front yard of the district in which located.
4. On corner lots, the side yard abutting a street shall not be less than fifteen (15) feet when there is a common rear yard line. In the case of a rear yard line abutting a side yard line of an adjacent lot, the side yard abutting a street shall not be less than thirty-five (35) feet.
5. If permanent access is provided to the rear of the property by a public alley or a driveway, the side yard requirement may be waived, except as otherwise specified in applicable Building Codes. When walls or structures facing interior side lot lines contain windows, or other openings, side yards must be a minimum of five (5) feet.
6. Every lot on which a two family or a multiple-family dwelling is erected shall be provided with a side yard on each side of the lot. The width of each side yard shall be increased by one (1) foot for each ten (10) feet or part thereof, by which the length of dwelling exceeds forty (40) feet.

7. No multiple-family dwelling shall exceed one hundred eighty (180) feet in length.
8. The depth of any lot shall not be greater than three (3) times the width.
9. There shall be no setback requirements on a lot line adjacent to a railroad right-of-way.
10. Access drives may be placed in the required front or side yards so as to provide access to rear yards, accessory or attached buildings. These drives shall not be considered structural violations in front and side yards. Further, any walk, terrace or other pavement serving a like function and not in excess of nine (9) inches above finished grade shall not be considered a structure and shall be permitted in any required yard.
11. Unenclosed porches, roofed or unroofed, may project into a required side or rear yard area provided:
 - a. The porch is no higher than one (1) story and erected on supporting piers.
 - b. The porch is not closer than eight (8) feet to any side or rear lot line.
12. Enclosed porches shall be considered an integral part of the building and shall be subject to all yard requirements.
13. Special structural elements such as cornices, sills, chimneys, gutters, and similar structural features may project into any yard up to a maximum of two and one-half (2-1/2) feet.
14. Fire escapes, outside stairways and balconies, if of open construction, may project into yard areas up to a maximum of five (5) feet.
15. Paved terraces, patios, uncovered porches and decks shall not be subject to yard requirements provided:
 - a. The paved area is unroofed and without walls or other forms of solid continuous enclosure that link the paved area to the principal building.
 - b. The highest finished elevation of the paved area is not over two (2) feet above the average surrounding finished grade.
 - c. No portion of any paved area is closer than eight (8) feet from any lot line nor projects into any front yard setback area. Such paved areas may have non-continuous windbreaks or walls not over six (6) feet high and not enclosing more than one-half (1/2) the perimeter of the paved area.
16. For any industrial structure or use, except for landscape improvements and necessary drives and walks, the front yard shall remain clear, and shall not be used for parking, loading, storage, or accessory structures. Side and rear yards, except for a strip along the lot boundary ten (10) feet in width, may be used for parking and loading, but not for storage.

SECTION 1805 EXCEPTIONS TO PRESCRIBED MINIMUM REQUIREMENTS

When residential lots are part of a planned, platted subdivision that includes dedicated "open space", **and** the proposed lots are served by a public sanitary sewer system, the Planning Commission may approve up to a twenty (20) per cent reduction of the minimum required lot size. The Planning Commission may also approve the reduction of lot rear yard requirement by up to twenty (20) feet for lots bordering land designated as "open space".