

ARTICLE 26.00

SCHEDULE OF REGULATIONS

Section 26.01 -- INTENT AND SCOPE OF REQUIREMENTS

The purpose of this Article is to establish regulations governing lot size, required yards, setbacks, building height, and development density for each zoning district. No building shall be erected, nor shall an existing building be altered, enlarged, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the regulations established for the district in which the building or use is located. A portion of a lot used to comply with the regulations in this Article for one building or use shall not be simultaneously used to comply with the regulations for another building or use.

Section 26.02 -- SCHEDULE OF REGULATIONS

All buildings, uses, and parcels of land shall comply with the regulations set forth in the following Schedule of Regulations and footnotes thereto.

TABLE 26.01

Zoning District	Lot Minimum		Max Height (Feet)	Minimum Setback Requirement (in feet)				
	Area (Sq. Ft.)	Width (Feet)		Front	Rear	Side	Both Sides	Side Street
Agricultural	14,000	100	28 b	30 a	35 a	10 a, d	20 a,	20 a, e
Residential A-1	12,000	80	28 b	30 b, c	30 b	8 b, d	20 b	20 b, e
Residential A-2	9,000	70	28 b	30 b, c	30 b	8 b, d	20 b	20 b, e
Residential A-3	7,200	60	28 b	25 b, c	25 b	7 b, d	16 b	15 b, e
Residential A-4								
1 Family	7,200	60	28 b	25 b, c	25 b	7 b, d	16 b	15 b, e
2 Family	9,000	60	28 b	25 b, c	25 b	7 b, d	16 b	15 b, e
Residential B								
1-2 Family Boarding Houses: 3-8 Boarders	7,200	60	28	25	25	5 d	14	10 e
Multi-Family: 3-6 Units Boarding Houses: 9+ Boarders)	10,000 f	70	28 g	25 g, i	25 g, h, i	10 d, g, h, i	20 g, h, i	15 e, g, i
Multi-Family: 7+ Units All Other Permitted Uses	10,000 f	70	28 g	25 g, i	25 g, h, i	25 d, g, h, i	50 g, h, i	25 e, g, i
Residential B-2	3,600	60	See Section 15.05 B.1					
Residential D								
Community	12,000	100	28 p	30	25 j	25 d, j	50 j	30
Office Service	7,200	60	28k	25 k	25 k, m	7 d, k, l, m	16 k, l, m	25 k
Neighborhood Commercial NC	none	none	28	25	l	l	l	25
Community Commercial CC	none	none	28	25	n	n	n	25
Regional Commercial RC	none	none	none	25	n	n	n	25
Downtown D	none	none	76	none	l	l	l	none
Downtown Overlay D-O	none	none	none (min. ht. of 2 stories)	none	none	none	none	none
Downtown Northside Overlay DNO	none	none	See 21.03.C.7					
Circle C	none	none	36	none	none	none	none	none
Industrial A	none	none	none	25	o	o	o	25
Industrial B	none	none	none	25	o	o	o	25
LCMR	none	150	45 p	20 p, q	20 p, q, r, s	20 p, q, r, s	40 p, q, r, s	20 p, q

FOOTNOTES TO THE SCHEDULE OF REGULATIONS

- a. **Exceptions to Setback Requirements in Agricultural District:** The building setback requirements listed in the schedule of regulations for the Agricultural District apply to single family dwellings, churches, fire stations and schools. All other uses in the Agricultural District shall have a setback of one hundred (100) feet from all property lines.
- b. **Height Exceptions for Places of Worship in Single Family Residential Zoning Districts:** Places of worship, when constructed in RA-1, RA-2, RA-3 or RA-4 zoning districts, may exceed twenty-eight (28) feet in height, provided that building setbacks shall comply with the following table:

Building Height	Additional Setback Required (All Yards)
0-28 Feet	None
29-42 Feet	18 ft.
43-56 Feet	36 ft.
57-70 Feet	54 ft.

Example: A 35 foot tall place of worship in the RA-1 District would have the following minimum setback requirements:

<i>Front</i>	$30 + 18 = 48 \text{ feet}$
<i>Rear</i>	$30 + 18 = 48 \text{ feet}$
<i>Side</i>	$8 + 18 = 26 \text{ feet}$

- c. **Exceptions to the Front Yard Setback due to an Established Residential Building Pattern:** The required front yard setback in the RA-1, RA-2, RA-3, and RA-4 zoning districts may be reduced if the residential dwellings erected on one or both sides of a lot have front yard setbacks less than the required front yard setback for that zoning district. In this case, the required front yard setback of the lot may be reduced to the greater of:
 - 1. The average front setback of the existing developed front yards on lots within one hundred (100) feet of and on the same block as the subject lot. If one of the lots is vacant, that lot shall be excluded from the calculation of the average front setback.
 - 2. Ten (10) feet.
- d. **Interior Side Yards on Corner Lots:** The side yard setback shall apply to the interior side yard for corner lots.
- e. **Garage Access:** Where access is directly into a garage from a side street, the minimum garage setback is twenty (20) feet.
- f. **Lot Area for Multiple-Family Dwellings:** The minimum lot area for multiple-family dwelling shall comply with Table 9.1 (Section 9.03.B).
- g. **Height Exception with Additional Setback for Multiple-Family Dwellings:** Multiple-family building height may exceed twenty-eight (28) feet provided that additional setback (over and above the required setback) is provided for all yards in accordance with the following table:

Building Height	Additional Setback Required (All Yards)
1 Story	None
2 Stories	None
3 Stories	12 ft. 18 ft. when adjacent to single family residential zoning district
4 Stories	24 ft. 36 ft. when adjacent to single family residential zoning district
5 Stories or more	36 ft. 54 ft. when adjacent to single family residential zoning district

- h. **Additional Minimum Setbacks for Multiple-Family Dwellings with over 100 feet of Building Length:** For buildings with a continuous building length parallel to the property line in excess of one hundred (100) feet, the rear and side yard setbacks shall be increased by two (2) foot for each five (5) additional feet in excess of one hundred (100) feet.
- i. **Building Spacing for Multiple-Family Dwellings: See Section 9.03A 3.**
- j. **Side and Rear Yards in Community Districts:** When adjacent to a residential district, rear and side yard setbacks shall be at least fifty (50) feet, with the total of both side setbacks at least one hundred (100) feet.
- k. **Height Exception with Additional Setback Requirements in the Office-Service District:** Non-residential uses in the Office-Service District over two (2) stories in height shall provide the additional setbacks (over and above the required setback) for all yards in accordance with the following table.

Building Height	Additional Setback Required (All Yards)
3 Stories	12 ft. 18 ft. when adjacent to single family residential zoning district
4 Stories	24 ft. 36 ft. when adjacent to single family residential zoning district
5 Stories or more	36 ft. 54 ft. when adjacent to single family residential zoning district

- l. **Required Side Yard Setback in OS District and Side and Rear Yard Setback in NC and D Districts (Adjacent to Single Family Residential Districts):** If the side lot line of a parcel in the OS or NC District abuts any Single Family Residential District, a twenty-five (25) foot side yard setback shall be provided from that side lot line. A twenty-five (25) foot rear yard setback shall be provided from a rear lot line in the NC and D Districts that abuts any Single Family Residential District.
- m. **Side and Rear Yard Setback Exception in the OS District:** No side or rear yard setback is required from a side or rear lot line, respectively, if that side or rear lot line abuts any of the following zoning districts: NC, CC, RC, D, C, IA, IB, or LCMR.
- n. **Required Side and Rear Yard Setbacks in CC and RC Districts:** Side and rear yard setbacks are required in the CC and RC districts in the following instances: the parcel abuts a single family

residential district or the building exceeds twenty-five (25) feet in height. Required setbacks are as follows:

Circumstance	Required Setback (Side and Rear)
Abuts Single Family District	25 ft.
Exceeds 25 feet in height 1-3 stories	25 ft.
Exceeds 25 feet in height 4 Stories	25 ft. 36 ft. when adjacent to single family residential zoning district
Exceeds 25 feet in height 5 Stories or more	36 ft. 54 ft. when adjacent to single family residential zoning district

- o. **Required Side and Rear Yard Setback in IA and IB Districts (Adjacent to Residential Districts):** If the side lot or rear lot line abuts any Residential District, a one hundred (100) foot side yard setback or rear yard setback shall be provided from that lot line.
- p. **Additional Setback Required for Building over 28 feet in the LCMR and COM Districts:** For buildings over twenty-eight feet, or two stories in height, in the LCMR and COM districts all required setbacks shall be increased according to the following table:

Building Height	Additional Setback Required (All Yards)
Up to 3 Stories	18 ft.
4 Stories	36 ft.
5 Stories or more	54 ft.

- q. **Additional Minimum Setbacks in the LCMR District:** When abutting a major or secondary thoroughfare, or adjacent to a Residential and Community district, the following minimum setbacks shall be provided from the lot line:

Circumstance	Required Setback	Prohibited in Required Setback
Abuts major or secondary thoroughfare	50 ft.	Parking
Adjacent to Residential District	25 ft.	Parking and Commercial Driveways
Adjacent to Community District	25 ft.	Parking and Commercial Driveways

- r. **Parking Permitted:** Parking is permitted in required rear and side yards.
- s. **Interior Lot Line Setback Exceptions in the LCMR District:** No setback shall be required from an interior lot line that abuts an LCMR District.
- t. **All residential dwellings must maintain a 25 foot front yard setback.**