

700 Minimum Dimensional Requirements

A. Basic Yard, Area and Height Requirement for Dwellings

The following schedule establishes minimum yard, area and height requirements for dwellings and structures accessory to dwellings by districts

District	Minimum Lot Width (ft.)	Minimum Lot Area (Per Family)	Minimum Yard (ft.)		Minimum Yard Width (ft.) Sum of		Maximum Height of Building		Minimum Percent of Building Coverage
			Front	Rear	Either Side	Side Yards	Stories	Feet	
R-1	100	15,000 sq. ft.	40	40	12	30	2_	35	30%
R-2									
Single-Family	80	10,000 sq. ft.	30	30	10	25	2_	35	30%
Two-Family	120	7,500 sq. ft.	30	30	10	25	2_	35	30%
R-3									
Single-Family	60	7,500 sq. ft.	30	25	6	15	2_	35	30%
Two-Family	120	4,000 sq. ft.	30	25	15	30	3	40	30%

B. Floor Area Requirements for Dwellings

The floor area per family in dwellings erected on any lot shall not be less than that established by the following table. In determining floor area, only area used for living quarters shall be counted. Utility rooms, garages, carports, porches, laundry area, heater-rooms and basements are to be excluded.

Minimum Floor Area Per Each Family Unit (sq. ft.)

(Apartment Dwelling)

District	Single and Two Family Dwellings	(Apartment Dwelling)		
		Efficiencies	1 Bedroom Unit	2 or more Bedrooms
R-1	1,000	(Not Permitted in "R-1")		
R-2	1,000	500	650	800
R-3	900	500	650	800

C. Basic Yard, Area, Lot Coverage and Height Requirements for all Buildings Other Than Dwellings

District	Minimum Lot Width (ft.)	Minimum Lot Area	Minimum Yard Depth (ft.)		Minimum Yard Width (ft.) Each Side	Minimum Percent of Building Coverage	Maximum Height of Building	
			Front	Rear	Either Side		Stories	Feet
S-1	250	3 Acres	60	60	50	15%	3	45
R-1	200	2 Acres	60	60	60	15%	2	35
R-2	150	1 Acre	50	50	30	20%	3	45
R-3	150	1 Acre	50	50	30	20%	3	45
B-1	None	None	None	10	None	85%	3	45
B-2	150	30,000 sq. ft.	60	20	30	50%	2	35
M-1	200	1 Acre	50	40	30	60%	3	45
M-2	200	1 Acre	50	40	30	60%	3	45
M-3	200	3 Acres	60	40	30	60%	3	45

D. Side and Rear Yard Requirements for Non-Residential Uses Abutting "R" Districts

1. Minimum Yard Requirements: Business and industrial buildings or uses shall not be located nor conducted closer to any lot line of any "R" District than the distance specified in the following schedule, except as provided in paragraph J of this Section.

Minimum Side or Rear Yard Abutting any "R" District	Use
25 ft.	Access drives for nonresidential uses
50 ft.	Churches, schools and public or semi-public buildings
60 ft.	Recreation facilities, entertainment facilities, motels, trailers and manufactured home parks, all commercial uses and billboards
100 ft.	Outside sale or storage of building material or construction equipment, all industrial uses, except those listed below
500 ft.	Auto and metal salvage operations; mineral extraction, storage or processing

2. Landscaping or Screening Provisions: For non-residential uses abutting "R" Districts, landscaping and/or screening approved by the Board of Zoning Appeals shall be provided and maintained in good condition as precondition to any and every non-residential use of such abutting property. The Board of Zoning Appeals shall have original jurisdiction to reduce the minimum yard requirement stated in Section 700-10(1) provided it finds, after considering the type of landscaping and/or screening required and the nature of the non-residential use, that the reduction will not be detrimental to the abutting "R" District or the owners or occupants thereof.

E. Height Regulations for Institutional, Office, Industrial and Apartment Buildings and Structures

1. Institutional, industrial and apartment buildings with a height in excess of the height specified in Section 700-A and 700-C for such buildings may be permitted provided the required front, side and rear yards are increased by two (2) feet

for each foot of additional building height above the maximum specified in Sections 700-A and 700-C, except that no building shall exceed a maximum height of sixty (60) feet without prior approval of the Board of Zoning Appeals.

2. The height regulations prescribed herein shall not apply to television and radio towers, church spires, belfries, monuments, tanks, water and fire towers, stage towers or scenery lofts, cooling towers, ornamental towers and spires, chimneys, silos and similar structures, elevator bulkheads, smokestacks, conveyors and flagpoles, except where the height of such structures will constitute a hazard to the safe landing and take-off of aircraft at an established airport.

F. Existing Lots of Record

Subject to compliance with the remaining provisions of the Section, a lot having width less than that required by Section 700-A hereof, but having at least eighty (80) percent of the minimum lot area required by Section 700-A and existing as such on the effective date of this Ordinance in any "R" District may be used for the erection of a single-family dwelling even though its area and width are less than the minimum requirements set forth herein. Each side yard shall be a minimum of five (5) feet. Where two (2) adjacent lots of record with less than the required area and width are held by one (1) owner, the Board may require that the lot be combined and used for one (1) building. In either case, the prevailing setback shall be met. Where three (3) or more contiguous unimproved lots of record with less than the required area and width are held by one (1) owner, the Board may require replatting to fewer lots to permit compliance with minimum yard requirements.

G. Traffic Visibility Across Corner Lots

In an district on any corner lot, no fence, structure or planting shall be erected or maintained within thirty (30) feet of the "corner" at a height between two and one-half (2 $\frac{1}{2}$) and ten (10) feet above curb or street grade, or so as to interfere with traffic visibility across the corner. "Corner" for the purpose of the preceding sentence shall mean the point of intersection of the nearest boundaries of the traveled portion of the adjacent streets extended to meet each other at right angles.

H. Architectural Projections

1. Open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections shall be considered a part of the building to which attached and shall not project into the required minimum front, side or rear yard.

2. Marquee in "B-1" and "B-2" Areas: All overhangs or marquee on store fronts shall be nine (9) feet above the sidewalk, and seven (7) feet from the front building line; but in no case shall the marquee come within two (2) feet of the face of the curb. In all cases the overhangs and marquee shall be continuous from building to building. In case of building line offsets of adjacent properties, the Board of Appeals and Zoning Inspector will make the final decision as to the proper elevation and amount of overhang.

I. Setback of Building on Principal Streets and Highways

Along any state, federal or major highway, or major street, other than in a "B-1" area, no building or accessory building shall be located within sixty (60) feet of the existing right-of-way of such highway or any proposed right-of-way line on the municipalities Thoroughfare Plan, except that in any "R" District, if a then existing residential structure in an "R" District, within one hundred (100) feet on the same side of the street is closer, said setback line so established by said adjacent residential structure shall control. Where there is no officially established public right-of-way for a road open to the public, all buildings shall be set back at least eight (80) feet from the center-line of the traveled roadway.

J. Special Yard Requirements

1. Lots having frontage on more than one (1) street shall provide the required front yard along the major traveled street and meet two-thirds (2/3) of the front yard setback requirement on the other street.
2. In a new residential subdivision, lots having frontage on more than one (1) street shall require that the front yard be along the major traveled street; and also meet the front yard setback requirement on the other street.
3. No accessory building shall be located in any front or side yard except under unusual circumstances where such activity shall not conflict with the intent and purpose of the Ordinance; or, where enforcement shall result in extreme hardship. Either exception shall require approval of the Board. Accessory buildings, such as garages, may be located in the rear yard provided such buildings are set back at least three (3) feet from the side lot lines and six (6) feet from the rear lot lines.
4. No accessory uses or structures, off-street parking facilities or material or equipment storage shall be located in any front yard without approval of the Board.

K. Conversion of Dwelling

In an "R-3" District, as a conditional use, a residence may be converted to accommodate an increased number of dwelling units provided:

1. If the building is to be altered on the outside, the yards shall not be reduced to less than the yard dimensions required by the Zoning Ordinance for new structures.
2. The lot area per family is equal to the lot area requirements for new multi-family structures in that district.
3. The number of square feet of living area per family unit is not less than that which is required for new construction in that district.