

Sec. 24-32. - Schedule of lot area, yard, setback, height, and density, by district, for lots on paved roadways.

See section 24-174(c)(1) for requirements pertaining to lots on unpaved roadways.

Table 2: Schedule of Lot Area, Setback, Height, and Density, by District							
	RR	RD	<del>GD</del>	ID	LC	GR	GC
Minimum lot (square feet)							
Residential (G)	<del>12,000</del> 43,560	<del>12,000</del> 21,780	(E)	43,560	<del>12,000</del> 21,780	12,000	21,780
Nonresidential (commercial)							
Without community sewer	43,560	43,560	43,560	43,560	43,560	43,560	43,560
With community sewer	<del>21,780</del> 43,560	21,780	10,000	15,000	<del>20,000</del> 21,780	21,780	12,000
Width (feet)	100	100	<del>80</del>	<del>90</del> 100	100	100	100
Minimum Yard and Building Setback (feet.)							
Front (A) residential							
Major street (multilane)	50	45	45	45	45	45	45
Major street (two lane)	50	35	35	35	35	35	35
Minor street	25	25	25	25	25	25	25
Front (A) nonresidential (commercial)							
Major street (multilane)	100	45	45	45	45	45	45
Major street (two lane)	100	35	35	35	35	35	35

Minor street	100	25	<del>25</del>	25	25	<del>25</del>	<del>25</del>
Side							
Residential	15	5	<del>5</del>	15	5	<del>15</del>	<del>5</del>
Nonresidential (commercial)	50	50	<del>(F)</del>	(F)	(F)	<del>(F)</del>	<del>(F)</del>
Rear							
Residential	20	20	<del>15</del>	20	20	<del>15</del>	<del>15</del>
Nonresidential (commercial)	50	50	<del>(F)</del>	(F)	(F)	<del>(F)</del>	<del>(F)</del>
Maximum commercial building size	10,000	NA	<del>NA</del>	NA	NA	<del>10,000</del>	<del>NA</del>
Maximum height (feet) (B)		NA	<del>(D)</del>	(D)	(D)	<del>(D)</del>	<del>(D)</del>
Maximum height (feet) (C)		3	<del>6(E)</del>	1	3	<del>6(E)</del>	<del>6(E)</del>

Table Notes and References:

NA = Not Applicable.

A. Measurement from property line.

B. Measurement from average elevation to the finished grade at the building line to the highest point on the roof.

C. Measurement in units per gross acre.

D. No limits; however, buildings in excess of 40 feet in height shall observe an additional setback from side and rear property lines of one foot for each one foot in height over 40 feet.

E. 12,000 square feet for single-family dwelling; ~~4,000 square feet for each additional unit.~~

F. Minimum side and rear yard setbacks are as follows:

- From residential property line: 30 feet.
- From residential property line in ~~RD~~ Residential Zone: 40 feet.
- From vacant property line: 10 feet.
- From all other property lines: 10 feet.

G. Refer to sections 24-66 and 24-67 for requirements for townhouses and patio homes.

(Code 1999, § 152.023; Ord. No. 99-00-380, § 2.4, 4-4-2000; Ord. No. 01-02-413, 11-5-2002; Ord. No. 05-06-577, 6-14-2006)

**Commented [HC1]:** Need to discuss additional unit requirements with the PC. I know they will want to increase them.