

CHART 3  
SCHEDULE OF REGULATIONS 30-20  
SCHEDULE LIMITING HEIGHT, BULK, DENSITY & AREA BY ZONING DISTRICT

Zoning District	General Uses Permitted	Minimum Lot Size: Area Per Unit Width / Depth (Sq. Ft. / Ft. / Ft.)	Maximum Height: (Stories / Feet) (8)	Minimum Yard Setback: Front / Side / Rear (Feet) (1), (2), (3), (9)	Minimum Floor Area Per Unit (Sq. Ft.)
R1 Single Family Residential	Single Family	12,000 x 80 x 120	2 1/2 / 30	30 x 10 x 25	1,200
R2 Single Family Residential	Single Family	8,400 x 60 x 110	2 1/2 / 30	30 x 10 x 25	850
R3 Single Family Residential and Two Family Residential	Single Family	6,250 x 60 x 100	2 1/2 / 30	25 x 10 x 25	850
	Two Family	4,200 x 75 x 100	2 1/2 / 30	25 x 10 x 25	850
R4 Medium Density Residential	Single Family	6,250 x 60 x 100	2 1/2 / 30	25 x 10 x 25	850
	Two Family	4,200 x 75 x 100	2 1/2 / 30	30 x 10 x 25	450
	Multi Family	4,200 x 100 x 100	3 / 36	35 x 15 x 25	450
R5 High Density Residential	Multi Family	3,000 x 100 x 120	4 / 48	35 x 20 x 25	450
R-MH Mobile Home	See District Requirements at Section 30-26				
B-1 Neighborhood Business	Business	8,400 x 60 x 110	2 1/2 / 30	30 x 10 (4) x 25	850
B-2 General Business	Business Office	None x 60 x None	3 / 36	30 x 10 (4) x 25	None
B-3 Central Business	Business Office	None x None x None	4 / 48	None (7) x None (4) x None (4)	None
I-1 Light Industry	Industry	20,000 x 100 x None	4 / 48	30 x 10 (5) x 20 (5)	None
I-2 General Industry	Industry	20,000 x 100 x None	4 / 48	30 x 10 (6) x 20 (6)	None
I-3 Industrial Park	See District Requirements at Section 30-32				
I-4 Airport Industrial Park	See District Requirements at Section 30-32A				
A Airport	Airport Related	20,000 x 100 x None	4 / 48	30 x 10 (6) x 20 (6)	None

(A) Notes to Schedule of Regulations.

- (1) Where properties of different zone districts are contiguous, and one (1) or both of the properties is in a residential district, the minimum yard setbacks of the higher residential district shall apply to the other property unless the minimum requirements of the abutting property are more stringent, or unless otherwise provided by this Chapter.
- (2) Where front yards of two (2) or more principal structures in any block (in the case of platted lots) or within three-hundred (300') feet (in the case of unplatted lots) in existence prior to August 22, 1983, within the district zoned and on the same side of the street are less than the minimum front yards required herein, then any building subsequently erected within said block (or three hundred (300') feet shall not be less and need not be greater than the average depth of the front yards of the existing structures.
- (3) All exterior side yards abutting a street shall be provided with a setback equal to the front yard setback requirements of the district in which located and all regulations applicable to a front yard shall apply. However, in a residential District when two rear yards abut each other at a block end, the exterior side yard setback may be equal to the minimum side yard setback of the District.
- (4) Where a B-1, B-2 or B-3 Business District is contiguous to any residential district, any contiguous side or rear yard shall be a minimum of twenty (20') feet.
- (5) Where an I-1 Industrial District is contiguous to any residential district, any contiguous side or rear yard shall be a minimum of twenty-five (25') feet.
- (6) Where an I-2 Industrial District or An Airport District is contiguous to any residential district, any contiguous side or rear yard shall be a minimum of thirty-five (35) feet.
- (7) No building shall be located within twenty (20') feet of any front lot line located across the street from any residential district.
- (8) The following uses are excepted from height requirements:
  - (a) Parapet walls not exceeding four (4') feet in height, chimneys, communication towers, cooling towers, elevator bulkheads, fire towers, gas tanks, grain elevators, penthouses, stacks, stage towers or scenery lofts, flour tanks, water towers, ornamental towers, monuments, cupolas, domes and spires, necessary mechanical appurtenances, or additions to existing buildings which prior to August 22, 1983, exceeded the height limitations of the zoning district up to the height of the existing building.
- (9) Yard Requirements.
  - (a) No lot, yard or other open space shall be reduced in area or dimension so as to make such lot, yard or open space less than the minimum required by this Chapter; and if the existing yard or other open space as existing is less than the minimum required, it shall not be further reduced. No required open space provided about any building or structure shall be included as part of any open space required for another structure.
  - (b) The following shall not be considered as encroachments on required yard setbacks for all lots:

See Section 30-20(A)(9)(b)