

1147.05 SCHEDULE OF YARD AND LOT REQUIREMENTS;
 The following table lists yard and lot requirements for Residential Districts.

DIST	MIN LOT AREA (SQ FT)	MIN LOT WIDTH (FEET)	MIN LOT WIDTH CORNER (FEET)	MIN FRONT YARD (FEET)	MIN REAR YARD (FEET)	MIN SIDE YARD (FEET)	TOTAL SIDE YARDS (FEET)	TYPE OF BUILDINGS	MIN FLOOR AREA PER UNIT (SQ FT)
R-1A (1)	15,000	100	120	50	30	10	25	all	1,350
R-1B (1)	13,500	90	110	50	30	6	15	1 & 1.5 story	1,100
R-1C (1)	10,000	80	100	40	30	$\frac{6}{8}$	$\frac{15}{20}$	1 & 1.5 story 2 & 2.5 story	1,000
R-2	8,000 (1)	75	90	25	30	$\frac{6}{8}$	$\frac{15}{20}$	1 & 1.5 story 2 & 2.5 story	800
R-3	7,000 (2)	80	100	25	30	$\frac{6}{8}$	$\frac{15}{20}$	1 & 1.5 story 2 & 2.5 story	600
R-4	6,000 (3)	100	100	25	30	10	25	all	600
R-5	4,800 (2)	50	50	25	30	6	15	all	600
PUD/R-1A	7,500	50	60	50	30	10	10	ALL	800
PUD/R-1B	6,750	45	55	50	30	6	6	1 & 1.5 STORY	825
PUD/R-1C	5,000	40	50	40	30	$\frac{6}{8}$	$\frac{6}{8}$	1 & 1.5 STORY 2 & 2.5 STORY	750
PUD/R-2	4,000	37.5	45	25	30	$\frac{6}{8}$	$\frac{6}{8}$	1 & 1.5 STORY 2 & 2.5 STORY	600

(COMMENTS ON FOLLOWING PAGE)

(1)

No dwelling and accessory building shall cover more than thirty percent of any lot in R-1A, R-1B, R-2 and R-3 Districts, nor more than forty percent of any lot in R-4 Districts. Minimum lot area for one family dwelling in the District. For each additional dwelling unit there shall be an additional 1,000 square feet of lot area. In all R-1 Districts, if multi-floor dwelling, 75% of minimum floor area must be on first floor. In R-1C, R-2, and R=3 Districts, if dwelling is damaged by explosion, fire act of God, or the public enemy, owner may rebuild if original lot size is not changed and Zoning Board thinks it will conform to Zoning Code as near as possible.

(2)

Minimum lot area for one family dwelling in this District. For each additional dwelling unit there shall be an additional 2,000 square feet.

(3)

Minimum lot area for a two family dwelling in this District. For each additional dwelling unit there shall be an additional 1,500 square feet.

(4)

Whenever the frontage of one side of a block is more than forty percent developed at the time of enactment of this Zoning Code, the required setback for new construction or alteration shall be the average of the established setbacks, provided this regulation shall not be so interpreted as to require a front yard of more than fifty feet.

1147.06 BUILDING HEIGHT REGULATIONS

In any R-3 district or R-4 District, no building shall be erected in excess of three stories or thirty-five feet in height.

1147.07 ACCESSORY PARKING

The following are accessory parking provisions"

- (a) In any R-3 District or R-4 District there shall be provided one and one-half parking spaces per dwelling unit. Whenever there is an odd number of units, an additional one-half parking space shall be provided.
- (b) There shall be provide one parking space for each two roomers
- (c) For parking space required for other than residential uses see Section 1167.16.

1147.08 SIGNS

For size and location of permitted signs in R-4 Districts, see Section 1167.20