

Sec. 102-32. - Bulk regulations.

- (a) In all residential districts each structure shall comply with the following bulk regulations in addition to the bulk regulations, supplemental, contained in article VII:
  - (1) For single-family or two-family dwellings, a maximum height of 35 feet.
  - (2) For multiple-family dwellings and other structures, a maximum height of 40 feet.
  - (3) A minimum setback of 30 feet; provided, however, that if a setback has been maintained for existing buildings on lots having a frontage of 50 percent or more of the total frontage on the block, there shall be a minimum setback of not less than the average setback of such existing buildings, but in no event need the minimum setback be more than 50 percent of the depth of the lot.
  - (4) A minimum rear yard depth of 20 percent of the lot depth; provided, however, that such rear yard shall not be less than 20 feet in depth and need not exceed 40 feet in depth.
  - (5) No nonresidential principal building shall be located within 15 feet of any lot line of a lot on which a residential building is located.
  - (6) No building or other structure designed for the storage of motor vehicles shall be situated so that the entrance or exit for motor vehicles is located within 18 feet of the street or lot line where the motor vehicles enter or exit from the property in question.
  - (7) No building or any other structure, except those obstructions permitted in any yard under section 102-202(1), shall be located within 12 feet of any street line.
  - (8) No principal residential structure shall be closer than ten feet to any other principal residential structure.
  - (9) All multi-family projects containing three or more units including townhouses and condominium developments shall provide a buffer along any lot line that abuts a lot or parcel with a single family or two family dwelling or which is zoned for single family or duplex residential use. Such buffer may be comprised of a 70 percent sight obscuring living fence or a 100 percent sight obscuring non-living fence.
    - i. A living screen may be comprised of trees, shrubs and/or vines that provide a minimum screening of 70 percent to a minimum height of six feet. The living screen shall have a minimum height of at least four feet at planting. Earth berming may be used to achieve the required buffering height. Fifty percent of the trees or shrubs shall be of evergreen variety.
    - ii. A non-living screen may be comprised of earth berms, fencing or decorative walls that provide a 100 percent sight obscuring screen to a minimum height of six feet.
    - iii. All fencing shall be kept in good condition and all landscaping material, living and non-living, shall be properly maintained, by the owner of the land, in accordance with good landscaping practices and principles.
    - iv. All landscaping and fencing shall be considered as elements of the project plan and shall be detailed on the required site plans and grading plans that must be submitted to the city for review and approval.
- (b) The following regulations pertaining to density requirements within each residential district shall be observed:

	Residential Districts							
	R-30	R-16	R-13	R-10	R-8	R-5	R-4	R-2

A minimum lot size of (square feet)	30,000	16,000	13,000	10,000	8,000	8,000	10,000	1 Acre
A minimum lot area per dwelling unit of (square feet)	30,000	16,000	13,000	10,000	8,000	8,000	5,000	5,000
A minimum lot width of (feet)	100	80	<u>70</u>	65	60	<u>55</u>	<u>70</u>	70
A minimum side yard width, on the side of the lot most nearly facing south or east of (feet)	<u>10</u>	<u>10</u>	7	7	6	7	7	7
A minimum side yard width, on the side of the lot most nearly facing north or west, of (feet)	<u>10</u>	<u>10</u>	7	7	6	3	3	7

\* Lots in the R-4 district used for single family dwellings are subject to the standards of the R-8 zoning district.

\* Note section 102-205 (a)(b) and (c), existing platted lots.

(c) The maximum amount of lot coverage permitted on single family and two family residential lots shall be as follows:

Lot Size (Sq. Ft.)	*Maximum Lot Coverage
Less than 7,000	50%
7,000 — 9,999	45%
10,000 — 12,999	40%
More than 13,000	35%

\*An additional five percent of lot coverage permitted on a single family or duplex lot that is not a corner lot and does not abut an improved alleyway.

(d) The maximum amount of lot coverage permitted on single family attached, duplex or multi-family residential lot or parcel shall be 40 percent.

(Ord. No. 65-0-18, § 5.2, 4-6-65; Ord. No. 67-0-12, §§ 1, 2, 5-16-67; Ord. No. 76-0-46, § 1, 6-1-76; Ord. No. 81-0-63, § 1, 9-15-81; Ord. No. 83-0-10, § 1, 2-1-83; Ord. No. 83-0-34, § 1, 6-7-83; Ord. No. 88-0-4, § 1, 3-7-88; Ord. No. 93-0-36, § I, 7-7-93; Ord. No. 93-0-75, § II, 12-6-93; Ord. No. 95-0-3, § I, 1-18-95; Ord. No. 95-0-85, § II, 11-21-95; Ord. No. 96-0-58, § 1, 9-3-96; Ord. No. 08-0-41, § I, 8-5-08)

