

Sec. 300 HEIGHT AND PLACEMENT REGULATIONS

Except as otherwise specifically provided in this Ordinance, no structure shall be erected or maintained between any lot line and the pertinent setback distance listed below and no structure shall be erected or maintained which exceeds the height limit specified below. Where there is no rear lot line as otherwise defined herein, the required rear setback distance shall be measured from a line through the point on the lot most distant from any front lot line of the same lot, which line shall be perpendicular to a line from said point to the closest point on any front line. If there is more than one such line, the rear setback shall be maintained from any one of them at the option of the owner. Where a lot fronts on two streets within 30 degrees of being parallel but not of their intersection, no rear setback is required. The side setback requirement applies to a side lot line and also to any lot line which is neither a front, rear, or side lot line. All distances are measured in feet.

DistrictFrontSideRearHeight

R-13010 B3530
R-23010 B2530
R-33010 B2530
R-430303030
C-13052030
C-24052030
C-34052030
I40520A
PLnonenonenonenone
RP303030A
OS303030A
AP303030A
TPnonenonenonenone
RR30303030
LS/R3010 B3030

DistrictMinimum Lot SizeMinimum Lot Width C

R-120,000 sq. ft. D100
R-220,000 sq. ft. D100
R-320,000 sq. ft.100
R-420 acresnone
C-1nonenone
C-2nonenone
C-3nonenone
Inonenone
PLnonenone
RP20 acresnone
OSnonenone
AP20 acresnone
TPnonenone
RR50,000 sq. ft.200
LS/R20,000 sq. ft.100

- (A) Height at any point on a structure shall not exceed the horizontal distance to any lot line.
- (B) A detached garage not exceeding 14 feet in height may be located within four feet of a side lot line.
- (C) Lot width shall be measured at front setback line.
- (D) 12,000 sq. ft. where lot is served by public sewer and water supply, 15,000 sq. ft. where lot is served by public sewer or water supply.

In Districts R-1, R-2, RR, RP, and AP the minimum lot size and lot width regulations do not apply to any nonconforming parcel of land shown as lot in a recorded plat, or described in a deed or land contract executed and delivered prior to the effective date of this ordinance.

There shall be a maximum floor area ratio of 25 percent in District R-3 and 80 percent in Districts C-1, C-2, C-3, and I.

There shall be a maximum ground coverage ratio of 30 percent in District R-3 and 40 percent in Districts C-1, C-2, C-3, and I.

There shall be a minimum landscaped open space of 30 percent in District R-3 and ten percent in Districts C-1, C-2, C-3, and I.