

TABLE 1135.10-I RESIDENTIAL DISTRICT REQUIREMENTS

District	Type Dwelling	Area Sq. Ft./ Family		Lot Width at Building Line (Feet)		Yard Dimensions Depth (Feet) Width			Next to any Single Family Zoning Side or Rear	Required Off-Street Parking Spaces**			% of Lot Covered By All Bldgs.	Max. Height (Feet)
		Lot	F loor Area	Interior Lot	Corner Lot	Front	Rear	Side		Garage	Open	Visitor		
SF-1	Single family Single floor 2 sty/Bi Split/1½ sty.	20,000	2,500 2,800	120	150	40	40	10		2 MIN	0		40	35
SF-2	Single family Single floor 2 sty/Bi Split/1½ sty.	15,000	2,200 2,500	100	130	40	35	10		2 MIN	0		40	35
SF-3	Single family Single floor 2 sty/Bi Split/1½ sty.	12,000	2,000 2,200	90	125	40	30	8		2 MIN	0		35	35
R-1	Single family Single floor 2 sty/Bi Split/1½ sty.	10,000	1,600 1,800	80	105	30	25	6		2 MIN	0		30	35
R-1b	Single family Single floor 2 sty/Bi Split/1½ sty.	8,400	1,600 1,800	70	95	30	25	6		2 MIN	0		30	35
R-2	Single family Single floor 2 sty/Bi Split/1½ sty.	8,400	1,200 1,400	70	95	30	25	6		2 MIN	0		40	35
D-1 See Note #2 Note #3	Doubles Twins Duplexes	6,000	See Note #1	70	95	30	25	6		1	1		40	35
D-2 See Note #2 Note #3	Doubles Twin "0" Lot Line	6,000	See Note #1	35*	60*	30	25	6		1	1		40	35
A-1 *** See Note #3	Multi-Family 3-8 units per bldg.	8 units per acre	See Note #1	80	100	30	25	10	60		2	½	40	35
A-2	3-6 units	2,000	See Note #1	20*	50	30	25	10	60	1	1	½	40	35

* Per unit ** See Section 1135.10(a) *** See Section 1135.10(g) R-3 (Modified) as established by Ord. C13-84 & C33-84

Note #1 – D-1, D-2, A-1 & A-2: 1 Bedroom - 700 sq. ft.; 2 Bedroom - 850 sq. ft.; + 125 each additional bedroom

Note #2 – C80-93 11/3/93 “in All A-2, D-1 and D-2 Districts, each dwelling unit shall have one covered parking garage of at least 250 sq. ft. (12'x30'). Each garage shall be attached and directly adjoining the dwelling unit to which it is assigned.”

Note #3 – All acreage in the designed floodway as defined in Chapter 1329 shall be excluded from calculating the unit density. In all A-2 districts, the exterior facade must consist of a minimum of 75% brick, stone and/or stucco.

(Ord. C125-88. Passed 1-16-89; Ord. C59-94. Passed 9-6-94; Ord. C01-05. Passed 1-18-05.)