

**APPENDIX C: BUILDING HEIGHT, LOT COVERAGE,
FLOOR AREA, AND VISION CLEARANCE**

Table 3: Building Height, Lot Coverage, Floor Area, and Vision Clearance

<i>Building Type</i>	<i>District</i>	<i>Max. Height</i>	<i>Min. Height</i>	<i>Max. Lot Coverage</i>	<i>Min. Ground Floor Area</i>	<i>Vision Clearance*</i>
Single-family dwelling	“R-A/R-B” or “LB-A/LB-B”	35 feet or 2-1/2 stories (1)	(None specified)	40% on corner lot; 35% on interior lot	672 square feet	8 feet
Two-family dwelling	“R-A/R-B” or “LB-A/LB-B”	35 feet or 2-1/2 stories (1)	(None specified)	40% on corner lot; 35% on interior lot	Double = 900 square feet; Duplex = 672 square feet	8 feet
Group house	“R-A/R-B” or “LB-A/LB-B”	35 feet	(None specified)	50% on corner lot; 40% on interior lot	450 square feet per ground floor family	8 feet
Multi-family dwelling	"MF"	40 feet or 3 stories	(None specified)	60% on corner lot; 50% on interior lot	1,200 square feet	8 feet
Accessory building	“R-A/R-B” or “LB-A/LB-B”	18 feet or 1-1/2 stories (2)	(None specified)	(None specified)	(None specified)	8 feet
Local business	“LB-A/LB-B” or “I”	45 feet (3)	(None specified)	90% (4)	(None specified)	8 feet
Other principal buildings	“R-A/R-B”	35 feet or 2-1/2 stories	(None specified)	(None specified) (4)	(None specified)	8 feet
Other principal buildings	“LB-A/LB-B”	45 feet	(None specified)	(None specified) (4)	(None specified)	8 feet
Other principal buildings	“I”	60 feet	(None specified)	(None specified) (4)	(None specified)	8 feet

NOTES TO TABLE:

* - Applies only to corner lots. Clearance is minimum distance from building to intersection of property lines at corner.

(1) - Height of principal building may be increased above 35 feet, but not higher than 45 feet or three stories, if 2 side yards of 15 feet each are provided.

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<p>(2) - The height of accessory buildings may be increased to 25 feet or 2 stories, provided the minimum required 3-foot distance from side and rear lot lines is increased one foot for each 2 feet above the normal maximum height permitted.</p>						
<p>(3) - Buildings may be erected higher than the normal maximum if they are set back, from front and rear property lines, one foot for each two feet of additional height above the normal maximum height in the “LB” or “T” District. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, tanks, water towers, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.</p>						
<p>(4) - Subject to minimum yard requirements where yards are required.</p>						

(1985 Code, § 8-3-3) (Ord. passed 3-25-1957; Ord. 4-1984, passed 2-14-1984; Ord. 2021-18, passed 8-11-2021) Penalty, see § 10.99