

**§ 155.021 LOT AND YARD REQUIREMENTS.**

The minimum lot area, minimum width of lot, and minimum depths of front yard, side yards, and rear yard for each district shall be as shown below.

<b>Lot and Land Requirements</b>													
<b>Land Requirements</b>	<b>OS Open Space</b>	<b>RA</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>MH</b>	<b>PR</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>I1</b>	<b>I2</b>
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<b>Land Requirements</b>	<b>OS Open Space</b>	<b>RA</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>MH</b>	<b>PR</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>I1</b>	<b>I2</b>
Minimum lot area	–	2,640 sq. ft.	8,700 sq. ft.	7,200 sq. ft.	6,000 sq. ft.	Subject to site plan approval	–	6,000 sq. ft.	6,000 sq. ft.	Subject to site plan approval	–	–	–
Minimum lot area per family	–	2,640 sq. ft.	8,700 sq. ft.	3,600 sq. ft.	2,000 sq. ft.		–	2,000 sq. ft.	2,000 sq. ft.		–	–	–
Minimum lot width	–	75' (50)	70' (50)	60' (50)	50'		–	50'	50'		–	–	–
Minimum front yard depth	–	50' (30)	45' (25)	40' (25)	20'		–	25'	25'		30'	30'	15'
Minimum side yard width	–	10% of lot width, or 12', whichever is greater	10% of lot width, or 7', whichever is greater	10% of lot width, or 6', whichever is greater	10% of lot width, or 5', whichever is greater		–	10% of lot width, or 5', whichever is greater	15'		15'	15'	15'
Minimum rear yard depth	–												
Principal structure	–	25'	20'	15'	20'		–	15'	20'		20'	20'	20'
Accessory structure	–	5'	5'	5'	5'		–	5'	5'		5'	5'	5'
Minimum distance between principal and accessory structures	15'	15'	15'	15'	20'		See § 155.061	15'	15'		15'	15'	15'
Minimum distance between principal structures	–	–	–	15'	25'		–	15'	–		25'	25'	25'
Maximum height	35'	35'	35'	35'	35'	–	35'	45'	45'	60'	–		

NOTE: (1) ( ) = Width in platted area.  
 (2) In all districts, fences which are constructed along an alley must be set back 30 inches.  
 (3) Side yards in areas platted with 50' widths shall be 3' for accessory structures and 5' for principal structures. This shall apply in all four residential districts (RA, R1, R2, R3).

- (A) Lots which abut on more than one street shall provide the required front yards along every street.
- (B) All structures, whether attached to the principal structure or not, and whether open or enclosed, including porches, carports, balconies, or platforms above normal grade level, shall not project into any minimum front, side, or rear yard.
- (C) Any lot of record existing at the effective date of this chapter and then held in separate ownership different from the ownership of adjoining lots may be used for the erection of a structure conforming to the use regulations of the district in which it is located, even though its area and width are less than the minimum requirements of this chapter.
- (D) No structure or use of land which has nonconforming yards may be enlarged or expanded in any manner which will further reduce the minimum dimension of the nonconforming yard.
- (E) Nonresidential structures or uses shall not be located or conducted closer to any lot line of any other lot in any "R" district than the distance specified in the following table.

<b>Minimum Side or Rear Yard Abutting any Lot in any "R" District (Feet)</b>	<b>Use</b>
20	Off-street parking spaces and access drive for nonresidential uses.

40	Churches, schools, and public or semipublic buildings.
70	Recreation facilities, entertainment facilities, motels, and all business and industrial uses.

(F) The side yard setback may be zero on one side of the lot provided that:

(1) The lot adjacent to that side yard is held under the same ownership at the time of initial construction and the minimum side yard setback for the adjacent lot is either zero or not less than ten feet.

(2) The opposite side yard setback is not less than ten feet and is perpetually maintained free and clear from any obstructions other than a three-foot eave encroachment; normal landscaping; removable patio covers which may extend to and not more than five feet of the side property line; or garden walls or fences crossing the setback provided they are equipped with a gate, and may be equal in height to first floor double plate but not exceeding nine feet.

(3) The wall located at the zero side yard setback is constructed with maintenance-free, solid decorative masonry for the first story of the dwelling and the second story is constructed with maintenance-free, decorative masonry or masonry veneer with a minimum thickness of two inches. Decorative construction need not be used on that portion of the structure obscured from the vision of the adjacent side yard by the wall located at the zero side yard setback. The wall so constructed shall intersect rear property lines.

(4) No portion of the dwelling or architectural features project over any property line.

(5) The dwelling is not constructed in accordance with the rear yard setback exception allowed in division (G) below.

(6) The zero side yard is not adjacent to a public or private right-of-way.

(7) Exposure protection between structures is provided according to the specifications of the Fire Department and Department of Building Inspection.

(8) An administrative review application, accompanied by a precise plan, is submitted to the Board of Zoning Appeals and approved or conditionally approved by the Board prior to issuance of building permits for the dwelling. The plan shall delineate all structures proposed for initial construction. The Board, after reviewing the matter, may approve, conditionally approve, or deny the precise plan. In its review, the Board shall consider placement of all structures, building material, and finishing of the wall constructed along the side lot line.

(G) The rear yard setback may be reduced to zero provided that the following conditions are met.

(1) The lot adjacent to that side yard is held under the same ownership at the time of initial construction and the minimum side yard setback for the adjacent lot is either zero or not less than ten feet.

(2) The wall located at the zero side yard setback is constructed with maintenance-free, solid decorative masonry for the first story of the dwelling and the second story is constructed with maintenance-free, decorative masonry or masonry veneer with a minimum thickness of two inches. Decorative construction need not be used on that portion of the structure obscured from the vision of the adjacent side yard by the wall located at the zero side yard setback. The wall so constructed shall intersect rear property lines.

(3) No portion of the dwelling or architectural features project over any property line.

(4) The dwelling is not constructed in accordance with the rear yard setback exception allowed in this division.

(5) The zero rear yard is not adjacent to a public or private right-of-way.

(6) Exposure protection between structures is provided according to the specifications of the Fire Department and Department of Building Inspection.

(7) An administrative review application, accompanied by a precise plan, is submitted to the Board of Zoning Appeals and approved or conditionally approved by the Board prior to issuance of building permits for the dwelling. The plan shall delineate all structures proposed for initial construction. The Board, after reviewing the matter, may approve, conditionally approve, or deny the precise plan. In its review, the Board shall consider placement of all structures, building material, and finishing of the wall constructed along the side lot line.

(Ord. 28-1984, passed 8-14-84) Penalty, see § 155.999