

REGULAR ZONING ORDINANCE

SCHEDULE OF BULK CONTROLS

	District	R-1	C-1	C-2	I-1	I-2	L-C
Minimum Lot Dimensions	Lot Area (Sq. Ft.)	4312.5	3125	6250	10000	40000	80000
	Lot Area Per Dwelling Unit (Sq. Ft.)	4312.5	---	---	---	---	80000
	Lot Width (Feet)	37.5	25	50	80	200	200
	Lot Depth (Feet)	115	125	125	125	125	200
Maximum	Height (Feet)	35	No Limit	No Limit	No Limit	No Limit	35
Minimum Lot Dimensions	Front Yard (Feet) ¹	25 [1]	---	---	25 ^e	25 ^e	50
	Side Yard (Percentage of Width) ²	10	---	---	n/a	n/a	n/a
	Side Yard (Each Side Yard, Feet) ^b	n/a	n/a	n/a	--- ^d	--- ^d	--- ^d
	Rear Yard (Feet)	35	--- ^a	--- ^a	--- ^d	--- ^d	--- ^d
Maximum	Lot Coverage (Percentage)	40	90 ^c	70 ^c	60	60	10
Maximum ^f	Impervious Coverage (Percentage) ^f	60	n/a	90	85	85	n/a

[1] Or average of setback distances of the block, but not less than 15 feet.

^a Deleted by Ord. 2396, passed 4/11/78

^b Amended by Ord. 2396, passed 4/11/78

^c Amended by Ord. 2397, passed 4/11/78

^d Deleted by Ord. 2397, passed 4/11/78

^e Amended by Ord. 2404, passed 10/9/79

^f Amended by Ord. 2021-19, passed 06/22/21

¹ Section 5.13(3) Front Yards for Corner Lots: A front yard of the required depth shall be provided on one of the two frontages and a second front yard shall be provided on the other frontage, provided that in any R-Zone the second front yard need be only fifty (50%) percent of the required depth for front yards in that zone.

² Section 5.13(4) Minimum Side Yard Width: Where a side yard to a principal building is provided, although not required by this ordinance, it shall not be less than six (6) feet in width unless it abuts a street or alley

UPTOWN TRANSIT ORIENTED DEVELOPMENT (UTOD) ZONING ORDINANCE

TABLE OF BUILDING FORM REGULATIONS

	MIXED USE	MULTI-FAMILY	ROW HOUSE	SINGLE-FAMILY	COMMERCIAL
<u>SETBACK</u>					
FRONT	0' to 5' MAX	0' to 15' MAX	10' to 15' MAX	15' to 25'	N/A
SIDE	0'	0'	0'	10'	N/A
REAR (LOTS ABUTS ALLEY)	10'	10'	18'	35'	N/A
REAR (Lot Commercial Use)	10'	10'	18'	35'	N/A
REAR (Lot Abuts Residential)	30'	30'	18'	35'	N/A
<u>HEIGHT (MAXIMUM)</u>					
LOTS ALONG WESTERN & OLD WESTERN	3 Stories	3 Stories	3 Stories	N/A	3 Stories
ALL OTHER LOTS IN THE DISTRICT	6 Stories	6 Stories	3 Stories	2 Stories	6 Stories
<u>USE</u>					
STREET LEVEL USE	Retail/Office	Residential	Residential	Residential	Retail/Office
UPPER LEVEL USE	Office/Res.	Residential	Residential	Residential	Office
MINIMUM LOT SIZE	N/A	N/A	N/A	25' x 125'	N/A
OFF-STREET PARKING	None	1/DU	1/DU	1/DU	None
OFF-STREET LOADING	1	N/A	N/A	N/A	1
LOT COVERAGE	90%	90%	60%	40%	90%
Maximum Impervious Coverage	90%	90%	80%	60%	90%