

**Section 1510: Notes to Schedule of Regulations**

- a. Utility transformers or pedestals not exceeding four (4) feet in height may be placed within the minimum yard setbacks.
- b. The setback shall be the minimum indicated or as required by the following formula, whichever is greater, provided that the setback need not exceed one hundred (100) feet:

$Y = (L + 2H) \div D$       Where: Y =The required yard.

L =The total length of a line which when viewed from above, is perpendicular to the lot line and intersects any part of the building.

H = The height of building.

D = Divisor.

The value of D shall be determined based on the following schedule:

- D=6    Where the industrial use is adjacent to a non-residential district or platted zoning lots which have frontage on a street system which the planning commission finds is an internal street, that is, one that serves this district exclusively.
- D=3    Where the industrial use is adjacent to a multiple-family or mobile home district, or an existing use in a single-family district other than single-family dwellings.
- D=1    Where the industrial use is adjacent to a single family use or district provided, however, that the planning commission may designate use of one (1) of the other two (2) applicable formulas where it is determined that the adjoining property is indicated on the future land use plan as an area other than single-family residential use.

- c. All main buildings shall have a setback of at least fifty (50) feet from any street and shall have a setback of at least twenty (25) feet from any other property line, unless exceeded by the following requirements as defined below:

$Y = (L + 2H) \div D$       Where: Y =The required yard.

L =The total length of a line which when viewed from above, is perpendicular to the lot line and intersects any part of the building.

H = The height of building.

D = Divisor.

The value of D shall be determined based on the following schedule:

- D=6    Where the Planning Commission determines that the adjoining property is indicated on the Master Plan of Future Land Use, for other than single-family residential use or is bordering a major or secondary thoroughfare.
- D=3    Along those property lines which abut an R1 district.

- d. Off street parking shall be permitted within a side yard setback.

- e. Side yard requirements may be waived to allow for party wall construction subject to Planning Commission approval and provided that a platted alley adjoins the rear of the buildings and provided that continuous building development shall not exceed five hundred (500) feet.
- f. No building shall be closer than 75 feet to a residential district.
- g. Parking may be permitted within a required front yard setback, provided that the parking setback is not less than ten (10) feet. The lawn area shall be landscaped in accordance with Section 1704, Landscaping.
- h. The maximum height of structures is unlimited provided that all yards are equal to or greater than the height of the structure. Buildings are limited to the height specified in the Schedule of Regulations.
- i. No multiple family dwelling shall be erected on a lot or parcel of land which has an area of less than 15,000 square feet in an RM district and no less than four (4) acres in an RMA district. Where multiple family dwellings are permitted, they shall comply with the minimum lot area plus the additional lot requirements per unit as listed below shall be supplied:

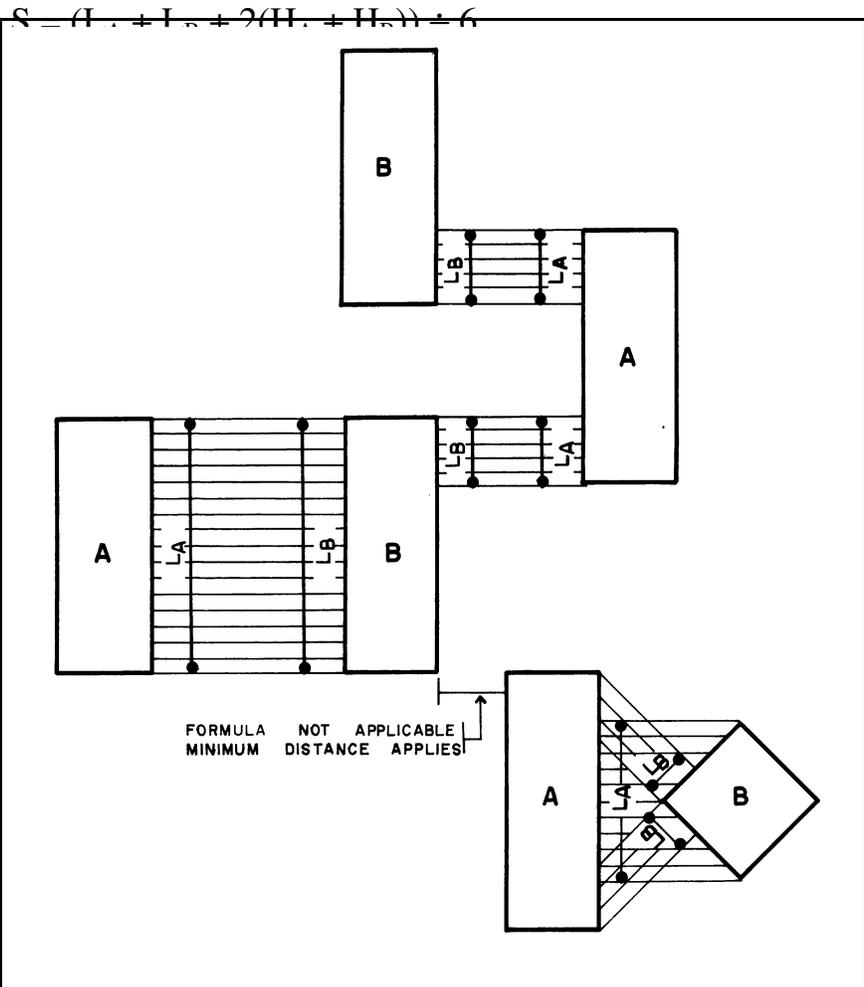
Efficiency unit.....	1,800 square feet
One bedroom unit.....	2,000 square feet
Two bedroom unit.....	3,000 square feet
Three bedroom unit .....	4,000 square feet
Each additional room (excluding kitchen, bathrooms and lavatories) .....	200 square feet

Provided however, that the maximum number of dwelling units per acre in the RM district shall not exceed ten (10) and in the RMA district shall not exceed fifteen (15).

- j. The minimum floor area requirements shall be supplied as follows:

Efficiency unit	350	square feet
One bedroom unit	600	square feet
Two bedroom unit	800	square feet
Three bedroom unit	1,000	square feet
More than three bedrooms	1,150	square feet plus 150 square feet for each additional bedroom.

- k. The minimum distance between any two (2) buildings shall be regulated according to the length and height of such buildings, but in no instance shall this distance be less than thirty (30) feet unless there is a corner-to-corner relationship between buildings in which the minimum distance shall be fifteen (15) feet. The formula regulating the minimum distance between two (2) buildings is as follows:



S = The required minimum horizontal distance between any wall of building A and any wall of building B or the vertical prolongation of either.

L<sub>A</sub> = The total length of building A. The total length of building A is the length of that portion or portions of a wall or walls of building A from which, when viewed directly from above, lines drawn perpendicular to building A will intersect any wall of building B.

L<sub>B</sub> = The total length of building B. The total length of building B is the length of that portion or portions of a wall or walls of building B from which, when viewed directly from above, lines drawn perpendicular to building B will intersect any wall of building A.

H<sub>A</sub> = The height of building A. The height of building A at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building A.

H<sub>B</sub> = The height of building B. The height of building B at any given level is the height above natural grade level of any portion or portions of a wall or walls along the length of building B.

- l. One-family detached condominiums in condominium subdivisions shall meet all minimum requirements and standards of the district in which such dwellings are to be constructed.
- m. Minimum yards for site condominiums shall be provided in accord with this Section and shall be computed as follows:
  - i. Minimum front yard setbacks shall be equal to the distance between the front yard area line and the condominium dwelling.
  - ii. Minimum rear yard setbacks shall be equal to the distance between the rear yard area line and the condominium dwelling.
  - iii. Minimum side yard setbacks shall be equal to the distance between the side yard area line and the condominium dwelling.