



Text Amendment

City Council Public Hearing
July 2, 2019

The Current Regulations



Article 22. Height, Area and Bulk Requirements Section 1. [Requirements for various districts.]

Height, area and bulk requirements for the various districts shall be as indicated in the chart below, together with other height, area and bulk requirements contained in this ordinance.

Article	District	Maximum Height		Minimum Depth Front Yard In Feet	Minimum Width Side Yards In Feet	Number of Side Yards	Minimum Aggregate Width of Side Yards In Feet	Minimum Depth of Rear Yard In Feet	Minimum Lot Area Per Dwelling Unit Square Feet	Minimum Lot Area Square Feet	Minimum Width of Lot In Feet
		Feet	Stories								
4A	"A", Agricultural District	45	3	35	10% of total width	2	Varies	30	Lot is to be within a minimum contiguous area of eight (8) acres, all of which is zoned as agricultural.		
5	"R-1A", Single-Family Residence	35	2 ½	35	8	2	20	30	15,000	15,000	100
6	"R-1", Single-Family Residence	35	2 ½	35	6	2	15	30	8,000	8,000	75
7	"R-2", Single-Family Residence	35	2 ½	35	5	2	12	25	5,000	5,000	50
7A	"RMH", Residential Mobile Home	15	1	15	7 ½	2	15	15	5,000	5,000	40
8	"R-3", Two-Family Residence	35	2 ½	35	5	2	12	25	1 family: 5,000 2 family: 3,000	5,000 6,000	50 60
9	"R-4", Multiple Dwelling District	40	3	35	1 and 2 family:5 3 plus family:10	2	12	25	1 family: 5,000 2 family: 3,000 3+ family: 3,000	5,000 6,000 9,000	50 60 75
10	"R-5", Multiple Dwelling District	45	3	35	5	2	12	25	Number of Rooms* 1-250 2-500 3-750 4 plus-1000	5,000	50
11	"R-6",	150		See special regulations as contained in Article 11					Same as "R-5"	5,000	50
12	"RTH", Residential Town House	35		See special regulations as contained in Article 12					Same as "R-5"	5,000	15
13	"RB", Office Apartment District			Same as R-5							
14	"B-1", Shopping Center District			See special regulations as contained in Article 11							
15	"B-2", General Business	45	3	None	For Dwellings:5	2	12	25	Same as "R-5"	5,000	50
16	"B-3", Central Business District	90	8	None	None except as required in Article 15				None	None	None
17	"M-1", Light Industrial District	75	6	None	None except as required in Article 17				None	None	None
18	"M-2", Heavy Industrial District	75	6	None	None except as required in Article 18				None	None	None
18.1	"MXD-1", Mixed Use District	35	2 ½	Refer to Article 18.1,		Sections	5, 6, 7				
18.2	"MXD-2", Mixed Use District	35	2 ½	Refer to Article 18.2,		Sections	5, 6, 7				

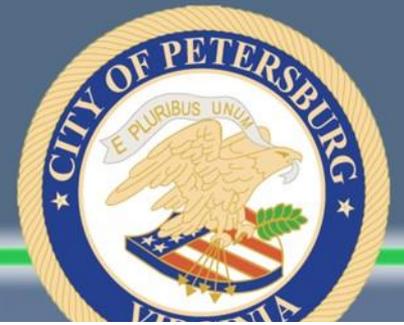
* Room Count: All rooms in a dwelling unit except those used exclusively for kitchen, bath or utility purposes. Any floor space exceeding seventy (70) square feet in area and enclosed by partitions or walls having cased openings, or doors of any type shall be deemed a room.

STOP, not what we want



Good Examples









Questions

