

OFFICIAL SCHEDULE OF HEIGHT AND AREA REGULATIONS FOR 5-3

The following set backs and minimum yard requirements shall apply in the respective zones:

Setbacks shall be measured from property lines unless a property line is in the center of the road or street. In such case setback shall be measured from the road or street right-of-way.

Setbacks shall be measured to the wall of a structure with projections of twenty-four (24) inches or less. For walls with projections of greater than twenty-four (24) inches setbacks shall be measured to the projections. Projections over public way will be governed by provisions of this ordinance and the International Building Code.

Zoning District	Maximum Height <sub>1</sub>	Front Setback <sub>5</sub>	Rear Setback <sub>2</sub>	Interior Side Setback <sub>7</sub>	Side Street Setback <sub>6</sub>	Maximum Lot Cov. (in %)	Minimum Lot Area (in sq. ft.) <sub>3</sub>
AL	35'	30'	5'	5'	30'	30%	1 Acre <sub>4</sub>
AM	45'	30'	5'	5'	30'	10%	1 Acre
AH	45'	30'	5'	5'	30'	10%	1 Acre
RL	35'	20'	5'	5'	20'	30%	6,100
RM	35'	20'	5'	5'	20'	40%	3,000
RH	45'	20'	5'	5'	20'	50%	1,500
CL	35'	20'	5'	5'	20'	NR	2,500
CG	45'	0'	0'	0'	0'	NR	2,500
IL	60'	0'	0'	0'	0'	NR	2,500
IH	60'	0'	0'	0'	0'	NR	2,500

FOOTNOTES:

1. Except for silos, granaries, windmills and elevator legs.
2. Any building on residential lots that has garage doors opening toward the alley to the rear of the property shall be set back twenty feet (20') from the rear property line unless permanently posted for NO PARKING on doors opening to the alley. The NO PARKING signs shall be of letters no less than 4" in height and of a permanent material and nature.
3. When more than one dwelling unit is placed on the same lot, parcel or tract, the minimum lot area will be required per unit.
4. If central water or sewer is provided then the minimum lot size may be reduced to ½ acre.
5. Front and side street setbacks from streets located within an approved rural subdivision may be reduced to twenty feet (20') from the applicable street right-of-way.
6. Side street setback may be reduced to ten feet (10') from the applicable street right-of-way within city limits or platted subdivisions when said side street is not a front street for more than fifty percent (50%) of the lots in the block in which the lot is located.
7. Interior side setbacks may be reduced to one foot for non-combustible detached carports which contain the roof storm runoff to the property on which it is located.

