

SITE DESIGN REQUIREMENTS

DIMENSIONAL REQUIREMENTS: RESIDENTIAL ZONING DISTRICTS

From the Zoning Ordinance Chapter 28 Article V. Site Development Standards:

5-1.1 In residential districts, the maximum density, minimum lot area, minimum lot width, minimum lot depth, minimum yards, maximum building coverage and maximum building heights for uses in each residential district shall be determined from *Table 1, Dimensional Requirements for Residential Zoning Districts*, which is hereby adopted, unless otherwise provided in this Section or Ordinance.

5-1.2 In non-residential districts, the minimum lot size, minimum lot width, minimum lot depth, maximum floor area ratio, minimum yard setbacks, maximum building coverage and maximum building heights for each nonresidential district shall be determined from Table 2, Dimensional Requirements Schedule for Non-Residential Zoning Districts, which is hereby adopted, unless otherwise provided in this Section or Ordinance.

5-1.3 In the PD, Planned Development District, the dimensional requirements shall be as provided in Article VI.

5-1.4 (reserved)

Table 1 Dimensional Requirements for Residential Zoning Districts												
DISTRICT	MINIMUM LOT SIZE REQUIREMENTS				MAX BLDG COVER (%)	MINIMUM YARD REQUIREMENTS					MAX BLDG HEIGHT	
	Density (sf/unit)	Area (sf)	Width (ft)	Depth (ft)		Front (ft)	Rear (ft)	Rear Yard Open Space	Side (ft)	Corner (ft)	(story)	(ft)
A	87,120	87,120	150	150	15	35	40	-	20	35	2	30
SF-E	43,560	43,560	150	150	15	35	30	-	20	35	2	30
SF-1	12,000	12,000	70	125	35	35	20	20 %	7	35	2	30
SF-2	9,000	9,000	60	100	35	30	10	15 %	6	30	2	30
SF-3	5,000	5,000	50	90	47	25	10	-	5	25	2	30
SF-4	7,000*	6,000	60	100	40	25	10	15%	5	25	2	30
PH	5,000	5,000	50	90	50	20	10	-	0 / 10	15	2	30
SF-A	2,500	2,500	25	100	35	25	15	-	varies	20	2	30
2F	3,000	6,000	50	100	35	25	15	-	8	25	2	30
MHP**	3,500	3,500	35	100	35	25	10	-	15	15	2	30
MF-1	1,500	6,000	60	100	40	25	15	-	5	15	3	40

*Average lot size within the development of 7,000 square feet.
 ** No lot size dimensions are specified for manufactured home parks or manufactured home spaces. Yard setbacks in the MHP district apply to manufactured home spaces as well as individually platted lots.
 NOTE: Also see Sections 5-1.5 through 5-1.13 for additional and supplementary dimensional requirements. See Section 5-2 for supplementary regulations applicable to single-family attached and patio home development, and manufactured home parks.

**Table 2
Dimensional Requirements for Non-Residential Zoning Districts**

DISTRICT	MINIMUM LOT SIZE REQUIREMENTS			MAXIMUM LOT COVERAGE (%)	MINIMUM YARD REQUIREMENTS (ft)				MAXIMUM BUILDING HEIGHT	
	AREA (sf)	WIDTH (ft)	DEPTH (ft)		FRONT	REAR	SIDE	CORNER	(story)	(ft)
O	6,000	50	100	60	15	10	10%W	15	2	30
NS	6,000	50	100	60	20	10	10%W	20	2	30
GR	6,000	50	100	70	20	10	10%W	20	3	40
HR	6,000	50	100	70	20	10	10%W	20	4	60
C	6,000	50	100	70	10	10	**	15	3	40
CA	5,000	50	100	None	*	10	**	15	None	None
I-1	None	None	None	70	*	10	**	15	None	None
I-2	None	None	None	70	*	None	**	15	None	None

10%W: Side yard setbacks shall be ten percent (10%) of the lot width or ten feet (10'), whichever is less.
 * Thirty foot (30') minimum front setback from centerline of abutting street.
 ** Five foot (5') minimum side yard setback where adjacent to residential zoning.
 NOTE: See Sections 5-1.5 through 5-1.13 for additional and supplementary dimensional requirements.

5-1.5 Density

Density shall be calculated as the square footage of lot or tract area per dwelling unit. Alternatively, density may be expressed in terms of equivalent units per acre.

5-1.6 Lot Area

No lot existing at the time of passage of this Ordinance shall be reduced in area below the minimum requirements of this Section.

5-1.7 Lot Width

- (A) The minimum lot width shall be measured at the building setback line, but in no case shall the minimum lot width at the front street line be less than forty (40) feet.
- (B) No lot existing at the time of passage of this Ordinance shall be reduced in width below the minimum requirements of this Section.

5-1.8 Lot Depth

- (A) Lot depth shall be calculated as the mean distance between the front and rear lot lines.
- (B) No lot existing at the time of passage of this Ordinance shall be reduced in depth below the minimum requirements of this Section.

5-1.9 Front Yard

- (A) The front yard shall be measured from the property line to the front face of the building, covered porch, covered terrace or attached accessory building.
 - (1) Eaves and roof extensions may project into the required front yard for a distance not to exceed four (4) feet.
 - (2) Where no front yard is required, all stairs, eaves, roofs and similar building extensions shall be located behind the front street right-of-way line or property line, and off-street parking facilities shall be equipped with stops or guards to prevent parked vehicles from being stored nearer than ten (10) feet to any curb and all such parking shall be behind the property line.
- (B) Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line or accessory building has been established along one frontage on the plat or by ordinance, in which event only one required front yard need be observed.
- (C) Gasoline service station pump islands:
 - (1) That are parallel to the street shall not be located nearer than twenty (20) feet to the front property line;
 - (2) That are perpendicular or diagonal to the street shall not be located nearer than thirty feet (30') (in order to prevent vehicles stacking into the street) to the front property line;
 - (3) The outer edge of the canopy (related to the pump island) shall not be nearer than ten (10) feet to the front property line.
- (D) If buildings along the frontage of any street between two intersecting streets in any residential district have observed an average setback which is greater or lesser in dimension than the minimum front yard setback established for the district, then the average setback of all buildings fronting upon such street between two intersecting streets shall establish the minimum front yard requirement.
 - (1) All vacant lots shall be assumed to have a minimum front yard specified for the district in computing the average front yard.
 - (2) These provisions shall not be interpreted as requiring a front yard setback of greater than fifty (50) feet, nor shall they be interpreted as requiring any building to observe a front yard of more than ten (10) feet greater than the front setback observed by any building on a contiguous lot.
- (E) Where the frontage on one side of the street between two intersecting streets is divided into two or more zoning districts, the front yard shall comply with the requirements of the most restrictive district for the entire frontage from one intersecting street to the other.
- (F) Where a building line has been established by plat or ordinance and such line requires a front yard setback greater or lesser in depth than is prescribed by this Section for the district in which the building line is located, the required front yard shall comply with the building line established by such ordinance or plat, but in all cases a building line established by plat or ordinance shall recognize any established front yard existing in the block or on the periphery of the tract in which the land is located.

5-1.10 Side Yard

Every part of a required side yard shall be open and unobstructed by any building, except for the following:

- (A) Accessory buildings as permitted herein;
- (B) The ordinary projections of window sills, belt courses, cornices and other architectural features projecting no more than twelve (12) inches into the required street yard; and
- (C) A roof eave or canopy projecting not more than twenty-four (24) inches into the required side yard.

5-1.11 Rear Yard

Every part of a required rear yard and rear yard pen space shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lot, except for accessory buildings, landscaping, fences and similar appurtenances and the ordinary projections of window sills, belt courses, cornices and roof overhangs and other architectural features projecting not more than four (4) feet into the required rear yard.

5-1.12 Building Coverage

Building coverage shall be calculated as the percent of a lot or tract covered by the roof or first floor of all buildings or structures located on the lot or tract. Roof eaves to the extent of two (2) feet from the walls of a building shall be excluded from building coverage computations.

5-1.13 Building Height

- (A) A story is defined as the vertical space between the successive floors of a building, including the space from the top floor to the roof. For the purpose of height calculations, stories that are entirely below the average established grade at the street line or the average natural front yard ground level, whichever is higher, shall not be counted in the height calculations.
- (B) Building height shall be measured as the vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to: (1) the highest point of the roofs surface if a flat surface; (2) the deck line of mansard roofs; or (3) the mean height level between eaves and ridge for hip and gable roof. Measurements shall exclude chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten (10) feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.
- (C) In the districts where the height of buildings is restricted, cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed forty (40) feet above the average grade line of the building.
- (D) In the districts where the height of buildings is restricted, water stand pipes and tanks, church steeples, domes and spires, and school buildings and institutional buildings may be erected to exceed the height limitation, provided that one (1)

additional foot shall be added to the required side and rear yard setbacks for each foot that such structures exceed the height limitation of the district.

- (E) Refer to Article VII for additional height restrictions applicable to land within the vicinity of the Majors Field Airport.