

DEVELOPMENT REGULATIONS

1) **Definitions.**

- A) Property means the property described on Exhibit A of this Ordinance.
- B) Zoning Exhibit means Exhibit B of this Ordinance, as amended in accordance with Section 3.

2) **Conflicts.** In the event of a conflict between this Ordinance and any other City ordinance, rule or regulation, including, but not limited to, the provisions of the City's comprehensive zoning ordinance, this Ordinance shall control.

3) **Zoning Exhibit.** Development and use of the Property shall be in accordance with the Zoning Exhibit.

4) **Single Family Residential.**

- A) Base zoning district: SF-5 Single Family Residential District, as amended
- B) Permitted uses. SF-5 Single Family Residential District, as amended
- C) Development standards. Development shall comply with the following development standards, which shall be the exclusive lot size, setback, density, and height restrictions applicable to Tract:

| <b>DEVELOPMENT STANDARDS</b>                                  | <b>SF DETACHED LOTS MIN. 60' WIDE</b> |
|---|---------------------------------------|
| <b>MINIMUM LOT AREA</b>                                       | 6600 SF                               |
| <b>MINIMUM LOT WIDTH</b>                                      | 60'                                   |
| <b>MINIMUM LOT DEPTH</b>                                      | 110'                                  |
| <b>MINIMUM FRONT YARD BUILDING SETBACK</b>                    |                                       |
| <b>1. PRIMARY FACADE OF THE HOUSE</b>                         | 10'                                   |
| <b>2. GARAGE DOOR</b>   | 20'                                   |
| <b>3. UNENCLOSED FRONT PORCH, PATIO, OR SIMILAR STRUCTURE</b> | 10'                                   |
| <b>MINIMUM REAR YARD SETBACK</b>                              |                                       |
| <b>1. PRIMARY FAÇADE OF THE HOUSE</b>                         | 15'                                   |
| <b>2. GARAGE DOOR ACCESSED FROM AN ALLEY</b>                  | 20'                                   |
| <b>MINIMUM SIDE YARD SETBACK</b>                              |                                       |
| <b>1. INTERIOR SIDE YARD</b>                                  | 5'                                    |
| <b>2. INTERIOR SIDE YARD-ZERO LOT LINE COMBINATION *</b>      | 1'-9' *                               |
| <b>3. SIDE YARD ADJACENT TO STREET</b>                        | 15'                                   |

| DEVELOPMENT STANDARDS                 | SF DETACHED LOTS MIN. 60' WIDE |
|---------------------------------------|--------------------------------|
| 4. GARAGE DOOR ACCESSED FROM A STREET | 20'                            |
| MAXIMUM HEIGHT OF STRUCTURE           | 35'                            |

\* SETBACK DETERMINED AT TIME OF PRELIMINARY-FINAL PLATTING, MUST HAVE 10' SEPARATION BUILDING TO BUILDING

**5) General Provisions.**

A) Minor Amendments. The Director of Planning may approve a maximum five-foot reduction in any minimum building setback and an increase in any maximum lot coverage of up to five percent.