

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:

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

DEVELOPMENT STANDARDS	SF DETACHED LOTS MIN. 60' WIDE
3. SIDE YARD ADJACENT TO STREET	15'
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.