

Lot and Area Requirements

The following lot and area requirements shall be required within the O-1, NS, CS, HC and OC districts:

Description		OC	O-1	NS	CS	HC
1.	Minimum district area	22,500 SF	1 acre ¹	10,000 SF	1 acre ¹	1 acre ¹
2.	Minimum frontage	50 ft.	50 ft.	none	50 ft.	150 ft.
3.	Minimum lot coverage	40	40	50	50	30
4.	Lot area minimum	6,000 SF	8,500 SF	none	none	none
5.	Minimum lot width	80 ft.	none	none	none	none
6.	Minimum lot depth	none	none	none	none	150 ft.
7.	Minimum front building line	25 ft.	25 ft.	25 ft.	25ft.	25 ft.
8.	Minimum side building line	none ^{2, 5}	none ^{2, 5}	none ^{2, 5}	none ^{2, 5}	none ^{2, 5}
9.	Minimum rear building line	none ^{3, 5}	none ^{3, 5}	none ^{3, 5}	none ^{3, 5}	none ^{3, 5}
10.	Max. Height of structures	1.5 ft./1 ft. ⁴	38 ft.	1.5 ft./ft ⁴	1.5 ft./1 ft. ⁴	38 ft.

1 Except where a parcel is contiguous with like zoning, the minimum area shall be as approved by the planning and zoning commission and city council.

2 The side building line shall be 35 feet where the lot line abuts R-1, R-2, R-3, R-4-D, R-6-T, R-7-MF, R-8, R-1-S and AG districts designated on the comprehensive plan for residential uses.

3 The rear building line shall be 35 feet where the lot line abuts R-1, R-2, R-3, R-4-D, R-6-T, R-7-MF, R-8, R-1-S and AG districts designated on the comprehensive plan for residential uses.

4 Buildings shall be constructed by using a ratio of one foot measured from property line that abuts a residential district to nearest exterior wall of building for every 1 1/2 feet of building height.

5 Minimum side or rear building setback adjacent to a public street shall be 15 feet. (Ord. No. 1874, art. 4, § 440(C), 3-22-1993; Ord. No. 2430, 11-22-1999; Ord. No. 2895, § 6, 7-24-2006; Ord. No. 3052, § 1, 5-18-2009)