NOTES:


2. The Front Yard and Side Yard setback for the front of garages is a minimum of twenty feet (20') measured from the front of the garage to the property line or the edge of the sidewalk nearest the Structure if the sidewalk has been constructed outside of the Right-of-Way (in an easement), whichever is closer to the garage.

3. Twin Home or Townhome projects shall provide a minimum of a five-foot (5') interior Side Yard setback or utilize a common wall with a Zero Lot Line.

4. R2 (SF) - Vehicular access to Lots of forty-five feet (45') or less must be alley/rear loaded.

5. Height limitations do not apply to spires, belfries, cupolas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above roof level and not intended for human occupancy; however, thirty-five feet (35') in residential zones (except in R3 [other MF]), forty-five feet (45') in R3 (other MF) and in commercial zones, and fifty feet (50') in industrial zones is the maximum height allowed without a Special Use Permit; city utility and public service Structures are exempt from height restrictions.

6. Current RMHP dimensions are for existing established residential Mobile Home Parks, not for new or proposed parks.

7. Structures cannot be placed in public easements.

8. Heavy Industrial (HI) setbacks are for existing structures and Uses only, not for new or proposed industrial Uses.

9. Setbacks shall be measured from a property line to the foundation, face of a covered porch or stairway, or other weight bearing portion of the Structure, whichever is closest to the property line.

10. Compliance with zoning setbacks and Lot Coverage shall not be required for fences, walls, signs, or Accessory Structures not requiring a building permit.

11. The Lot Width for a respective zone is the measurement considered for the front Building Line, including Flag Lots.

12. Residential Structures may extend an additional five feet (5') beyond the minimum fifteen foot (15') Front Yard setback for those improvements, such as an open porch, canopies, balconies, platforms, covered patios, and similar architectural projections attached to a Structure, that do not restrict visibility between pedestrians along the adjacent sidewalk and vehicles accessing or leaving a residence.

13. Open Structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections attached to a Structure shall not project into the required minimum side or Rear Yard setbacks. Roof overhangs may extend into the minimum Side or Rear Yard setback, such as the conditions set forth within the International Building Code are met.

Revised August 1st, 2023