

## ARTICLE V. - AREA DISTRICTS

### DIVISION 1. - GENERALLY

**Secs. 348-541—348-570. - Reserved.**

### DIVISION 2. - "V" AREA DISTRICT

**Sec. 348-571. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of a "V" area district.

(Code 1971, app. B, § 9.3; Ord. No. 95-235.23, pt. 1, 10-3-1995)

**Sec. 348-572. - Yards.**

In a "V" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 150 feet.
- (2) There shall be a side (or rear) yard along each side (or rear) line of the lot. The minimum width (or depth) of such yard shall be 50.5 feet.

(Code 1971, app. B, § 9.3(A); Ord. No. 95-235.23, pt. 1, 10-3-1995)

**Sec. 348-573. - Height.**

In a "V" area district, "height" limits shall be as follows:

- (1) The height limit shall be two stories for a dwelling or other residential building.
- (2) The height limit shall be 24 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines four feet for each foot of its height above such limit.

(Code 1971, app. B, § 9.3(B); Ord. No. 95-235.23, pt. 1, 10-3-1995)

**Sec. 348-574. - Lot area and width.**

In a "V" area district, the minimum "lot area" shall be 200,000 square feet, and the minimum average width of the lot shall be 225 feet; provided, however, that such minima shall be 400,000 square feet and 320 feet, respectively, for any two-family dwelling.

(Code 1971, app. B, § 9.3(C); Ord. No. 95-235.23, pt. 1, 10-3-1995)

**Sec. 348-575. - Intensity.**

In a "V" area district, intensity shall be as follows:

- (1) The maximum "number of dwelling units per gross acre" shall be 0.22.
- (2) The maximum "floor-area ratio" shall be 0.05.

(Code 1971, app. B, § 9.3(D); Ord. No. 95-235.23, pt. 1, 10-3-1995)

**Secs. 348-576—348-605. - Reserved.**

### **DIVISION 3. - "W" AREA DISTRICT**

#### **Sec. 348-606. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of a "W" area district

(Code 1971, app. B, § 9.4; Ord. No. 95-235.23, pt. 2, 10-3-1995)

#### **Sec. 348-607. - Yards.**

In a "W" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 125 feet.
- (2) There shall be a side (or rear) yard along each side (or rear) line of the lot. The minimum width (or depth) of such yard shall be 30.5 feet.

(Code 1971, app. B, § 9.4(A); Ord. No. 95-235.23, pt. 2, 10-3-1995)

#### **Sec. 348-608. - Height.**

In a "W" area district, height limits shall be as follows:

- (1) The height limit shall be two stories for a dwelling or other residential building.
- (2) The height limit shall be 24 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines three feet for each foot of its height above such limit.

(Code 1971, app. B, § 9.4(B); Ord. No. 95-235.23, pt. 2, 10-3-1995)

#### **Sec. 348-609. - Lot area and width.**

In a "W" area district, the minimum lot area shall be 80,000 square feet, and the minimum average width of the lot shall be 150 feet; provided, however, that such minima shall be 160,000 square feet and 200 feet, respectively, for any two-family dwelling.

(Code 1971, app. B, § 9.4(C); Ord. No. 95-235.23, pt. 2, 10-3-1995)

#### **Sec. 348-610. - Intensity.**

In a "W" area district, intensity shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 1.0.
- (2) The maximum floor-area ratio shall be 0.1.

(Code 1971, app. B, § 9.4(D); Ord. No. 95-235.23, pt. 2, 10-3-1995)

**Secs. 348-611—348-640. - Reserved.**

#### **DIVISION 4. - "X" AREA DISTRICT**

##### **Sec. 348-641. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of an "X" area district.

(Code 1971, app. B, § 9.5; Ord. No. 87-235.12, § 2, 7-7-1987)

##### **Sec. 348-642. - Yards.**

In an "X" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 100 feet.
- (2) There shall be a side (or rear) yard along each side (or rear) line of the lot. The minimum width (or depth) of such yard shall be 20.5 feet.

(Code 1971, app. B, § 9.5(a); Ord. No. 87-235.12, § 2, 7-7-1987)

##### **Sec. 348-643. - Height.**

In an "X" area district, height limits shall be as follows:

- (1) The height limit shall be two stories for a dwelling or other residential building.
- (2) The height limit shall be 24 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines two feet for each foot of its height above such limit.

(Code 1971, app. B, § 9.5(b); Ord. No. 87-235.12, § 2, 7-7-1987)

##### **Sec. 348-644. - Lot area and width.**

In an "X" area district, the minimum lot area shall be 40,000 square feet, and the minimum average width of the lot shall be 100 feet; provided, however, that such minima shall be 80,000 square feet and 150 feet, respectively, for any two-family dwelling.

(Code 1971, app. B, § 9.5(c); Ord. No. 87-235.12, § 2, 7-7-1987)

##### **Sec. 348-645. - Intensity.**

In an "X" area district, intensity limits shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 2.0.
- (2) The maximum floor-area ratio shall be 0.2.

(Ord. No. 2002-235.58, pt. 14, 11-5-2002)

##### **Secs. 348-646—348-675. - Reserved.**

#### **DIVISION 5. - "Y" AREA DISTRICT**

**Sec. 348-676. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of a "Y" area district

(Code 1971, app. B, § 9.7; Ord. No. 87-235.12, § 2, 7-7-1987)

**Sec. 348-677. - Yards.**

In a "Y" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 50 feet.
- (2) There shall be a side (or rear) yard along each side (or rear) line of the lot. The minimum width (or depth) of such yard shall be 10.5 feet.

(Code 1971, app. B, § 9.7(a); Ord. No. 87-235.12, § 2, 7-7-1987)

**Sec. 348-678. - Height.**

In a "Y" area district, height limits shall be as follows:

- (1) The height limit shall be two stories for a dwelling or other residential building.
- (2) The height limit shall be 24 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines two feet for each foot of its height above such limit.

(Code 1971, app. B, § 9.7(b); Ord. No. 87-235.12, § 2, 7-7-1987)

**Sec. 348-679. - Lot area and width.**

In a "Y" area district, the minimum lot area shall be 15,000 square feet, and the minimum average width of the lot shall be 65 feet; provided, however, that such minima shall be 30,000 square feet and 90 feet, respectively, for any two-family dwelling.

(Code 1971, app. B, § 9.7(c); Ord. No. 87-235.12, § 2, 7-7-1987))

**Sec. 348-680. - Intensity.**

In a "Y" area district, intensity limits shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 4.0.
- (2) The maximum floor-area ratio shall be 0.4.

(Ord. No. 2002-235.58, pt. 14, 11-5-2002)

**Secs. 348-681—348-710. - Reserved.**

**DIVISION 6. - "Z" AREA DISTRICT**

**Sec. 348-711. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of a "Z" area district.

(Code 1971, app. B, § 9.8; Ord. No. 95-235.23, pt. 3, 10-3-1995)

**Sec. 348-712. - Yards.**

In a "Z" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 30 feet.
- (2) There shall be a side (or rear) yard along each side (or rear) line of the lot. The minimum width (or depth) of such yard shall be 5.5 feet.

(Code 1971, app. B, § 9.8(A); Ord. No. 95-235.23, pt. 3, 10-3-1995; Ord. No. 96-235.31, pt. 1, 3-25-1996)

**Sec. 348-713. - Height.**

In a "Z" area district, height limits shall be as follows:

- (1) The height limit shall be two stories for a dwelling or other residential building.
- (2) The height limit shall be 24 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines two feet for each foot of its height above such limit.

(Code 1971, app. B, § 9.8(B); Ord. No. 95-235.23, pt. 3, 10-3-1995)

**Sec. 348-714. - Lot area and width.**

In a "Z" area district, the minimum lot area shall be 9,000 square feet, and the minimum average width of the lot shall be 60 feet; provided, however, that such minima shall be 18,000 square feet and 80 feet, respectively, for any two-family dwelling.

(Code 1971, app. B, § 9.8(C); Ord. No. 95-235.23, pt. 3, 10-3-1995)

**Sec. 348-715. - Intensity.**

In a "Z" area district, intensity shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 5.0.
- (2) The maximum floor-area ratio shall be 0.4.

(Code 1971, app. B, § 9.8(D); Ord. No. 95-235.23, pt. 3, 10-3-1995)

**Secs. 348-716—348-745. - Reserved.**

**DIVISION 7. - "A" AREA DISTRICT**

**Sec. 348-746. - Applicability.**

This division applies to buildings erected in the "A" area district.

(Code 1971, app. B, § 10)

**Sec. 348-747. - Front yard.**

In an "A" area district, there shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 25 feet.

(Code 1971, app. B, § 10(1))

**Sec. 348-748. - Rear yard.**

In an "A" area district, there shall be a rear yard along the rear line of the lot. The minimum depth of such rear yard shall be 25 feet.

(Code 1971, app. B, § 10(2))

**Sec. 348-749. - Side yard.**

In an "A" area district, there shall be a side yard along each line of the lot other than a front line or a rear line. The minimum width of the side yard shall be 5.5 feet.

(Code 1971, app. B, § 10(3))

**Sec. 348-750. - Lot width.**

In an "A" area district, the minimum average width of the lot shall be 50 feet for a one-family dwelling and 75 feet for a two-family dwelling.

(Code 1971, app. B, § 10(4))

**Sec. 348-751. - Lot area.**

In an "A" area district, the minimum area of the lot shall be 6,000 square feet for a one-family dwelling and 9,000 square feet for a two-family dwelling.

(Code 1971, app. B, § 10(5))

**Sec. 348-752. - Height.**

In an "A" area district, the height limit shall be 2.5 stories for a dwelling and 36 feet for any other building, except that any such building or portion of a building may be erected higher than the limit, provided such portion is set back from all required yard lines one foot for each foot of its height above such limit.

(Code 1971, app. B, § 10(6))

**Sec. 348-753. - Intensity.**

In an "A" area district, intensity limits shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 8.5.
- (2) The maximum floor-area ratio shall be 0.4.

**Secs. 348-754—348-785. - Reserved.**

**DIVISION 8. - "F" AREA DISTRICT**

**Sec. 348-786. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of an "F" area district.

(Code 1971, app. B, § 10.5; Ord. No. 235.4, § 3, 5-12-1981)

**Sec. 348-787. - Yards.**

In an "F" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 25 feet.
- (2) There shall be a rear yard along the rear line of the lot. The minimum depth of such rear yard shall be 15.5 feet for a lot on an alley or 5.5 feet for a lot not on an alley.
- (3) There shall be a side yard along each sideline of the lot. The minimum width of each side yard shall be 5.5 feet.

(Code 1971, app. B, § 10.5(a); Ord. No. 235.4, § 3, 5-12-1981)

**Sec. 348-788. - Height.**

In an "F" area district, height limits shall be as follows:

- (1) The height limit shall be two stories for a dwelling, apartment house, or other residential building.
- (2) The height limit shall be 24 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines two feet for each foot of its height above such limit.

(Code 1971, app. B, § 10.5(b); Ord. No. 235.4, § 3, 5-12-1981)

**Sec. 348-789. - Lot area and width.**

In an "F" area district, the minimum lot area shall be 6,000 square feet, and the minimum average width of the lot shall be 50 feet; provided, however, that such minima shall be 9,000 square feet and 75 feet, respectively, for any two-family dwelling in a dwelling use district.

(Code 1971, app. B, § 10.5(c); Ord. No. 235.4, § 3, 5-12-1981)

**Sec. 348-790. - Intensity.**

In an "F" area district, intensity shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 8.5.
- (2) The maximum floor-area ratio shall be 0.4.

(Code 1971, app. B, § 10.5(d); Ord. No. 235.4, § 3, 5-12-1981)

**Secs. 348-791—348-810. - Reserved.**

**DIVISION 9. - "G" AREA DISTRICT**

**Sec. 348-811. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of a "G" area district.

(Code 1971, app. B, § 11.5; Ord. No. 235.4, § 4, 5-12-1981)

**Sec. 348-812. - Yards.**

In a "G" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 25 feet.
- (2) There shall be a rear yard along the rear line of the lot. The minimum depth of such rear yard shall be 13.5 feet for a lot on an alley or 3.5 feet for a lot not on an alley.
- (3) There shall be a side yard along each sideline of the lot. The minimum width of each side yard shall be 3.5 feet.

(Code 1971, app. B, § 11.5(a); Ord. No. 235.4, § 4, 5-12-1981)

**Sec. 348-813. - Height.**

In a "G" area district, height limits shall be as follows:

- (1) The height limit shall be two stories for a dwelling, apartment house, or other residential building.
- (2) The height limit shall be 24 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines one foot for each foot of its height above such limit.

(Code 1971, app. B, § 11.5(b); Ord. No. 235.4, § 4, 5-12-1981)

**Sec. 348-814. - Lot width.**

In a "G" area district, lot width shall be as follows:

- (1) The minimum average width of the lot shall be 50 feet.
- (2) However, the minimum average width of the lot shall be 25 feet for any lot recorded in the county map records prior to July 14, 1945.

(Code 1971, app. B, § 11.5(c); Ord. No. 235.4, § 4, 5-12-1981)

**Sec. 348-815. - Lot area.**

In a "G" area district, lot area shall be as follows:

- (1) The minimum lot area shall be 5,000 square feet.
- (2) However, the minimum lot area shall be 6,000 square feet for a two-family dwelling in a dwelling use district.
- (3) However, the minimum lot area shall be 2,500 square feet for any lot recorded in the county map records prior to July 14, 1945.

(Code 1971, app. B, § 11.5(d); Ord. No. 235.4, § 4, 5-12-1981)

**Sec. 348-816. - Intensity.**

In a "G" area district, intensity shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 12.5.



(2) The maximum floor-area ratio shall be 0.8.

(Code 1971, app. B, § 11.5(e); Ord. No. 235.4, § 4, 5-12-1981)

**Secs. 348-817—348-850. - Reserved.**

#### **DIVISION 10. - "E" AREA DISTRICT**

##### **Sec. 348-851. - Applicability.**

This division applies to buildings erected in the "E" area district.

(Code 1971, app. B, § 13-A)

##### **Sec. 348-852. - Front yard.**

In an "E" area district, there shall be a front yard along the front line of the lot. The minimum depth of such front yard shall be 25 feet.

(Code 1971, app. B, § 13-A(1))

##### **Sec. 348-853. - Rear yard.**

In an "E" area district, there shall be a rear yard along the rear line of the lot. The minimum depth of such rear yard shall be 25 feet.

(Code 1971, app. B, § 13-A(2))

##### **Sec. 348-854. - Side yard.**

In an "E" area district, there shall be a side yard along each line of the lot other than a front line or a rear line. The minimum width of such side yard, where required, shall be 5.5 feet.

(Code 1971, app. B, § 13-A(3))

##### **Sec. 348-855. - Lot width.**

In an "E" area district, the minimum average width of the lot shall be 25 feet for a one-family dwelling.

(Code 1971, app. B, § 13-A(4))

##### **Sec. 348-856. - Lot area.**

In an "E" area district, the minimum area of the lot shall be 3,000 square feet for a one-family dwelling and 6,000 square feet for a two-family dwelling.

(Code 1971, app. B, § 13-A(5))

##### **Sec. 348-857. - Height.**

In an E area district, the height limit shall be 2.5 stories for a dwelling or an apartment house and 36 feet for any other building, except that any such building or portion of a building may be erected higher than the limit, provided such portion of the building is set back from all required yard lines one foot for each foot of its height above such limit.

(Code 1971, app. B, § 13-A(6))

**Secs. 348-858—348-890. - Reserved.**

#### **DIVISION 11. - "H" AREA DISTRICT**

##### **Sec. 348-891. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of an "H" area district.

(Code 1971, app. B, § 12.1; Ord. No. 89-235.18, § 10, 1-17-1989)

##### **Sec. 348-892. - Yards.**

In an "H" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 25 feet for residential buildings and zero feet for other buildings.
- (2) There shall be a side (or rear) yard along each side (or rear) line of the lot. The minimum width (or depth) of such yard shall be 3.5 feet for residential buildings and zero feet for other buildings.

(Code 1971, app. B, § 12.1(a); Ord. No. 89-235.18, § 10, 1-17-1989)

##### **Sec. 348-893. - Height.**

In an "H" area district, height limits shall be as follows:

- (1) The height limit shall be three stories for a residential building.
- (2) The height limit shall be 36 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines one foot for each foot of its height above such limit.

(Code 1971, app. B, § 12.1(b); Ord. No. 89-235.18, § 10, 1-17-1989)

##### **Sec. 348-894. - Lot area and width.**

In an "H" area district, the minimum lot area shall be 3,000 square feet, and the minimum average width of the lot shall be 50 feet for residential buildings and 40 feet for other buildings.

(Code 1971, app. B, § 12.1(c); Ord. No. 89-235.18, § 10, 1-17-1989)

##### **Sec. 348-895. - Intensity.**

In an "H" area district, intensity shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 25.
- (2) The maximum floor-area ratio shall be 1.6.

(Code 1971, app. B, § 12.1(d); Ord. No. 89-235.18, § 10, 1-17-1989)

**Secs. 348-896—348-925. - Reserved.**

**DIVISION 12. - "J" AREA DISTRICT**

**Sec. 348-926. - Applicability.**

This division shall apply only to property lying wholly or partly within the boundaries of a "J" area district.

(Code 1971, app. B, § 13.1; Ord. No. 89-235.18, § 11, 1-17-1989)

**Sec. 348-927. - Yards.**

In a "J" area district, yards shall be provided as follows:

- (1) There shall be a front yard along the front line of the lot. The minimum depth of each front yard shall be 25 feet for residential buildings and zero feet for other buildings.
- (2) There shall be a side (or rear) yard along each side (or rear) line of the lot. The minimum width (or depth) of such yard shall be 3.5 feet for residential buildings and zero feet for other buildings.

(Code 1971, app. B, § 13.1(a); Ord. No. 89-235.18, § 11, 1-17-1989)

**Sec. 348-928. - Height.**

In a "J" area district, height limits shall be as follows:

- (1) The height limit shall be six stories for a residential building.
- (2) The height limit shall be 100 feet for any other structure, except that any portion of such structure may be erected higher than the limit, provided such portion is set back from all required yard lines one foot for each two feet of its height above such limit.

(Code 1971, app. B, § 13.1(b); Ord. No. 89-235.18, § 11, 1-17-1989)

**Sec. 348-929. - Lot area and width.**

In a "J" area district, the minimum lot area shall be 3,000 square feet, and the minimum average width of the lot shall be 50 feet for residential buildings and 40 feet for other buildings.

(Code 1971, app. B, § 13.1(c); Ord. No. 89-235.18, § 11, 1-17-1989)

**Sec. 348-930. - Intensity.**

In a "J" area district, intensity shall be as follows:

- (1) The maximum number of dwelling units per gross acre shall be 50.
- (2) The maximum floor-area ratio shall be 3.2.

(Code 1971, app. B, § 13.1(d); Ord. No. 89-235.18, § 11, 1-17-1989)

**Secs. 348-931—348-960. - Reserved.**