

8130 **ARTICLE XIII: SCHEDULE OF REGULATIONS**

Section 8131. Yard and Bulk Requirements: All lots, buildings, and structures shall comply with the following schedule of general yard and bulk regulations unless specifically stated otherwise in this Ordinance.

	ER	NR	SFAR	MFR	HDSFR	CBD	NC	Ind
Minimum Lot Size (Sq feet)	8,712	10,560	10,560	(8)	8,050			
Minimum Lot Width / Depth	66 132	80 132	80 132	(8)	70 115			
Maximum Height in Feet • Principal • Accessory ⁽¹⁾	35 18	35 18	35 18	30 (8)	35 18	35		35
Minimum Setbacks • Front ⁽²⁾ • Rear • Side (One) ⁽⁴⁾ • Side (Total)	25 6 10 20	30 25 10 20	25 25 10 20	25 25 20 40	(7)	(3, 9) 10 0 0	⁽³⁾	30 60 30 30
Minimum Floor Area Per Dwelling Unit ⁽⁵⁾	1,000	1,200	(6)	(6)	1,000			
Maximum Lot Coverage	35%	35%	35%	40%	35%			40%

Footnotes-

- (1) In all districts, where allowed, accessory buildings cannot exceed a height of eighteen (18) feet or occupy an area more than 30% of the established rear yard or 750 square feet whichever is less.
- (2) In all districts, the required front yard setback shall not be used for off-street parking, loading or unloading, and shall remain as open space unoccupied and unobstructed from the ground upward except for landscaping, plant materials or vehicle access drives.
- (3) No rear yard is required in the CBD and NC districts where the rear property line abuts upon a public alley.
- (4) For every lot on which a multiple, row or terrace dwelling is erected, there shall be provided a side yard on each side of the lot as indicated in the Schedule. Each side yard shall be increased by, and the yard setbacks indicated by, one (1) foot for every ten (10) feet or part thereof by which length of the multiple, row or terrace dwelling exceeds forty (40) feet in overall length along the adjoining lot line.

Garages or other accessory buildings whether the same be attached to the dwelling or not, except where the front line of the garage or accessory building extends no closer to the front line or street line than the rear main wall of the dwelling, in which case the side yard shall be not less than three (3) feet.

- (5) The main floor area per dwelling unit shall not include areas of basement, breezeways, open porches, terraces, attached garages, attached accessory buildings or utility rooms.
- (6) Required minimum floor area for each dwelling unit shall include 500 square feet for an efficiency/studio, 650 square feet for a one bedroom, 850 square feet for a two bedroom, 1,000 square feet for a three bedroom and 1,200 for a four bedroom.
- (7) Mobile home park developments are subject to the minimum requirements and standards as established in the Mobile Home Commission Act, Act 419, Public Acts of 1976, as amended, and any and all rules and regulations promulgated pursuant to Act 419, Public Acts of 1976, as amended.
- (8) Set by City Council on an individual basis following a formal recommendation from the Planning Commission.
- (9) All construction within the Central Business District shall be out to the sidewalk lot line or in line with the other buildings within said District. In the event there is a variation in the buildings in said district in the area of construction, the Planning Commission shall determine the location of the building on the front lot lines of said lot.