

Table A: Setbacks

Zone	Min. Lot Size	Max. Density (units per acre)	Min. Width	Front Yard	Side Yards	Rear Yard	Maximum Height of Main Bldgs.
R1	8,000 sq. ft. (0.184 acres).	5.4	75'	20'	8'	20'	two and one-half stories or 35'
R1A	8,000 sq. ft. (0.184 acres)	5.4	75'	20' *	8'	20'	two and one-half stories or 35'
R2	8,000 sq. ft. (0.184 acres)	17.8	70'	20'	8'	20'	two and one-half stories or 35'
R3	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
R4	6,000 sq. ft. (0.138 acres)	18.8	70'	20'	8'	20'	45'
A	20 acres	0.05	120'	20'	8'	20'	two and one-half stories or 35'
RA	0.33 acres	3.0	75'	20'	8'	20'	two and one-half stories or 35'
C1	none	18.8	none	10'***	0'	0'	45' (8' minimum)
C1A	none	18.8	none	20' *	0'	0'	45' (8' minimum)
C2	none	18.8	none	20'	0'	0'	45' (8' minimum)
C3	none	0	none	20'	0'	0'	45' (8' minimum)
I	none	0	none	20'	10' ***	0'	35' unless waived by city council.

* May be less if adjacent property is less, but never less than fifteen feet.

** For property located in the C1 Zone between 100 South and 100 North, a five foot setback may be applied to the front setback. (2010)

*** May be 0' if a 4-hour firewall.