

**ARTICLE 4
DISTRICT REGULATIONS**

§4.01 ZONING DISTRICTS

For the purpose of this Ordinance all of the unincorporated area of the City is divided into the following Use Zoning Districts:

Residential "R-1" District
Residential "R-3" District
Residential "R-4" District
Recreation "REC" District
Commercial "C-1" District
Commercial "C-2" District
Industrial "IBP" District
Industrial "I" District
Mobile Home "MH" District

§4.02 ZONING DISTRICT MAP

The land areas and sizes of dwellings assigned to these districts, the designation of same, and the boundaries of said districts are shown on the map hereto attached and made part of this Ordinance, said map being designated as the Zoning District Map showing use districts and building districts in the City of Clio and said map and the proper notations, references and other information shown thereon shall be as much a part of this Ordinance as if the matters and information set forth by said map were all fully described herein.

- A. The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the seal of the City under the following words:

"This is to certify that this is the OFFICIAL ZONING MAP referred to in ARTICLE IV, SECTION 400, of the Zoning Ordinance of the City of Clio, Michigan," together with the date of the adoption of this Ordinance. Said map shall be deposited in the City Clerk's vault when not in actual use.

- B. If in accordance with the provisions of this Ordinance and the laws of the State of Michigan, changes are made in District boundaries or other matter portrayed in the Official Zoning Map, such changes shall be made on the Official Zoning Map promptly after the amendment has been approved by the City Commission, together with an entry on the Official Zoning Map as follows:

"On _____, by official action of the City Commission, the following change(s) were made in the Official Zoning Map, (brief description of the nature of the change)" which entry shall be signed by the Mayor and attested by the City Clerk. No amendment to this Ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map.

It shall be the responsibility of the City Clerk to inform the Zoning Administrator of any zoning changes which will alter boundary configurations or district designations on the existing map. After having been informed of such changes, the Zoning Administrator or his/her assistant shall enter those changes onto an official copy of the zoning district map.

- C. No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the provisions set forth in this Ordinance. Any unauthorized change of what so ever kind by any person or persons shall be considered in violation of this Ordinance and punishable as provided in this Ordinance.
- D. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map above described and deposited in the vault of the City Clerk shall be the final authority.
- E. In determining other similar uses as determined by the Planning Commission, the Planning Commission shall consider the operational characteristics of the proposed use in comparison with uses permitted in the proposed district (traffic generation, noise, hours of operation, off-site impacts, etc.) as well as the NAICS code of the proposed and permitted uses. If the Planning Commission determines that a use is similar to a use permitted by Conditional Use Permit in a particular district, the new use will also require a Conditional Use Permit.

§4.03 ZONING DISTRICT MAP - BOUNDARIES

The boundaries of these districts are hereby established as shown on the map entitled "Zoning Map," City of Clio, Genesee County, Michigan, which accompanies and is hereby made a part of this Ordinance. Except where specifically designated on said map, the district boundary lines are intended to follow lot lines, the center lines of creeks, streams or rivers, the center lines of streets or alleys, the center lines of streets or alleys projected, railroad right-of-way section lines or the corporate limit line, all as they existed at the time of the enactment of this Ordinance; except as otherwise specifically described; but, where a district boundary line does not coincide with lot lines, said boundary lines shall be dimensioned on the Zoning Map.

§4.04 OVERLAY ZONE/RESIDENTIAL/COMMERCIAL TRANSITION ZONE

A. RESIDENTIAL/COMMERCIAL TRANSITION ZONE

An area is designated as "Residential/Commercial" (R/C) on the Future Land Use Map of the City of Clio Master Plan adopted in May 1999. This area is intended to be a transition area between commercial and residential areas, allowing for a mixed use of commercial (C-1 and C-2) and residential (R-1, R-3 and R-4) properties. The following regulations shall apply to areas designated R/C on the future land use map, regardless of the current zoning:

- 1. Existing single family residences in areas zoned C-1 or C-2 as of the adoption of this ordinance shall be deemed a use by right.

2. The designation of properties as R/C on the Future Land Use map shall not result in any individual parcel being automatically rezoned, nor shall any rights for current non-conforming uses or conditional use permits change.
3. When conducting Conditional Use Permit and/or Site Plan Reviews, for properties designated R/C, the Planning Commission shall have the right to adjust certain site plan requirements, such as square footage, setbacks, green belts, required parking, signs, etc, to accommodate the smaller lot sizes known to exist in the area.
4. The Planning Commission must consider the impact of adjusting such requirements on other property; especially residential property, in the area.

B. DOWNTOWN OVERLAY ZONE

A portion of the City of Clio's downtown has been designated as the Downtown Overlay Zone. The Downtown Overlay Zone is a part of the C-1 Commercial (Central Business) District as defined in Section 4.05 of this ordinance. The boundaries of the Downtown Overlay Zone are described as follows:

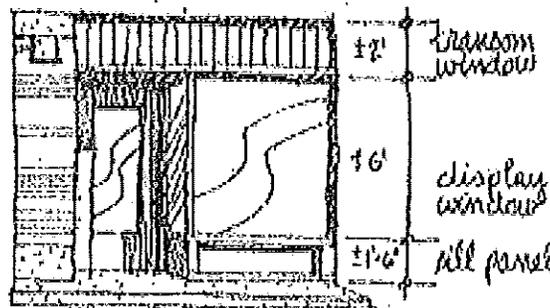
Those properties fronting West Vienna Street between Mill Street and the railroad tracks, in the Central Business District of the City of Clio, Michigan.

The purpose of this district is to ensure that redevelopment of this area occurs in a manner that preserves the small town character of the area as envisioned by the Blue Prints Plan as adopted by the Clio City Commission on May 19, 2008. This will be accomplished by ensuring that buildings are appropriately related to one another and that any redevelopment complements the existing architecture of the buildings, enhances the pedestrian orientation of the area, maintains streetscape design that enriches the street as a place of pedestrian comfort, beauty and convenience. The goals of the regulations are to promote infill development, encourage adaptive reuse of existing buildings and communicate the community's vision of the downtown. This includes construction of principal structures or redevelopment on a lot. Redevelopment consists of construction or additions to principal or accessory structures on a lot(s) within this overlay zone, including any project requiring site plan approval and exterior improvements which require a building permit. Any redevelopment or exterior improvements covered by these provisions which do not require site plan approval shall be reviewed by the Zoning Administrator for compliance with this ordinance. To achieve these purposes the following criteria are applied by the Planning Commission to any development:

- 1: Development shall be consistent with the underlying zoning district except where modified by this section.
- 2: The proportion of proposed buildings shall respect the proportions established by the existing buildings and storefronts.
- 3: New or redeveloped buildings shall use windows and doors, storefronts and rooflines to create/maintain a consistent rhythm of building elements.

- 4: The building shall be setback no more than 3 feet from the front lot line and shall be on the side lot line to create a 'wall of buildings', unless other setbacks are approved as part of the Planned Unit Development (PUD) option in this overlay zone.
- 5: Buildings shall have flat roofs or a parapet screening a pitched roof. Buildings shall have a defined storefront area framed by the building.
- 6: Building material for visible walls shall be limited to brick, stucco limestone, flat metal panels and flush wood painted panels. Subtle highlights should be incorporated such as rowlock, soldier, and header courses. The storefront area shall contain less textural materials such as glass, and wood. Windows, doors, column, cornice and bracket elements shall be of wood, metal, or fiberglass. Field stone and vinyl siding are prohibited.
- 7: Front and main entrance doors to be used by the public should be prominent while not overpowering. They shall contain a large glass light. Secondary doors on the front of the building should compliment without competing. Secondary doors or service doors on the rear or side of a building shall be solid flush doors and shall contain only small vision panels when necessary.
- 8: A minimum of 30% of the first floor should be transparent, with glass windows or doors. Reflective or glass tinted more than 40% shall not be allowed.
- 9: Second floor windows should be double hung style. White vinyl windows are prohibited.
- 10: Awnings are permitted. Awnings shall be simple straight fabric style. Structural canopies and mansard roofs are not allowed unless they are documented to be part of the historical architectural character of the building. All awnings shall have a minimum of 10' of clearance above the sidewalk or at the transom or cornice level (see figure), shall not conflict with city or private infrastructure within the right-of-way, and shall extend at least 3' out from the building

Figure



- 11: The exterior color of new construction including brick, wood and other architectural details shall be consistent with the historical architectural style of surrounding buildings, and the colors generally associated with the architectural style and era.
- 12: Building lighting shall be indirect, with the light source hidden from direct pedestrian and motorist view. When feature lighting that serves to provide architectural detail as well as lighting visibility is proposed such lighting shall be shaded gooseneck fixtures, or lights consistent with the style of the building.
- 13: Existing unpainted brick shall not be covered or painted. Building materials shall not be power washed or sand blasted if it is harmful to the exterior building materials, violates the goals of the Blueprints program or compromises the structural integrity of the building.
- 14: Signs shall comply with the City of Clio Sign Ordinance.
- 15: Planned Unit Development Option – Within the Downtown Overlay Zone a property owner may request modification of these requirements and those of the underlying zoning district. Approval of any modifications may be made by the Planning Commission following a public hearing that follows the requirements in Article 9 – Conditional Use Permits. The Planning Commission may impose conditions as part of their PUD approval. The Planning Commission may permit uses not specifically permitted in the underlying district as part of the PUD approval. In order to qualify for PUD approval, the applicant must demonstrate that the proposed site plan:
 - a. Is consistent with the purpose of the zoning ordinance and the Downtown Overlay Zone
 - b. Does not negatively impact the public health, safety and welfare
 - c. Provides a public benefit unavailable without the modifications to ordinance requirements proposed as part of the PUD.
16. Any building, sign or other appurtenant structure in existence as of the effective date of this ordinance and constructed in accordance with the ordinances and applicable laws in effect as of the date of its construction shall be deemed to be non-conforming building. They shall be allowed to remain if maintained as part of a business.

§4.05 TABLE OF DISTRICT PURPOSES

District	Purpose
R-1 RESIDENTIAL DISTRICT	The purpose this district is to provide areas suitable for single family low density residential development, to provide for those uses that compliment a single family residential area, and exclude those uses that conflict with such an area.
R-3 RESIDENTIAL DISTRICT	The purpose of this district is to provide for areas suitable for single family medium density residential development, including duplexes and limited multi-family development as well as those uses that compliment a single family residential area.
R-4 RESIDENTIAL DISTRICT	The purpose of this district is to provide areas suitable for high density residential development including apartments and townhouses, as well as those uses that compliment a single family residential area.
REC RECREATION DISTRICT	The purpose of this district is to provide areas for development of public recreational facilities and similar uses.
MH MOBILE HOME PARK DISTRICT	The purpose of this district is to provide for areas suitable for mobile home park development, including those uses that compliment a mobile home park development.
C-1 COMMERCIAL (CENTRAL BUSINESS) DISTRICT	The purpose of this district is to provide areas suitable for traditional downtown commercial development, including a layout of businesses oriented to pedestrian shoppers, shared and on-street parking, and Azero lot line@ development.
C-2 COMMERCIAL (GENERAL BUSINESS) DISTRICT	The purpose of this district is to provide for areas suitable of auto oriented shopping areas which include adequate on street parking, lots adequately sized to accommodate stand alone businesses and shopping plazas.
IBP INDUSTRIAL (INDUSTRIAL- BUSINESS PARK	The purpose of this district is to provide for zoning of the existing Clio Industrial Park and provide for a range of light industrial and heavy commercial and office uses appropriate for that area
I INDUSTRIAL DISTRICT	The purpose of this district is to provide for areas suitable for light industrial and warehousing operations, and with proper standards, heavy industrial uses.

USE TYPE	Zoning Districts									
	R-1	R-3	R-4	MH	REC	C-1	C-2	I	I/BP	
Accessory Apartments						C	C			
Accessory Structures	P	P	P	P	P	P	P	P	P	P
Acetylene gas manufacture								C		
Acid manufacture								C		
Adult Foster Care Family Home (1-6 persons)	P	P	P							
Adult Day Care Home (1-6 persons)	P	P	P							
Adult Foster Care Small Group Homes (1-6 persons)	P	P	P							
Agricultural Implements, Retail Sales, Service, Rentals							P			
Alcoholic manufacture								C		
Amusements, Commercial Including Dance Halls, Bowling Alleys, Billiard or Pool Halls, Skating Rinks, Shooting Galleries, Games of Skill and Science, and Miniature Golf Courses						C	P			
Animal Hospital/Clinic (Household Pets)							P	P	P	P
Antique Shops						P	P			
Any use of the same general character as permitted in Section 12.01								C		
Accessory Apartments						C	C			
Apartments (in the upper floor of commercial buildings)						P	C			
Arcades, indoor recreational facilities for the playing of electronic and/or mechanical amusement devices and/or technical games of skill or science, typical of penny arcades						C	P			
Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts, such as condensers, transformers, crystal holders, and the like.								P	P	P
Automobile wrecking and/or junk yards, subject to the following conditions: PREVIOUSLY LISTED AS A PERMITTED USE								C		
Automobile Car Wash, when enclosed in a Building							P			
Automobile service stations for the sale of gasoline, oil and accessories							C			
Automobile, Truck and Tractor Sales, Service, and Rentals							C			
Awning Sales and Service							P			
Bakeries, Retail Sales						P	P			

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District Regulations

	R-1	R-3	R-4	MH	REC	C-1	C-2	I	I/BP
Banking and Loan Institutions						P	P		
Barber and Beauty Shops						P	P		
Bars, Cocktail Lounges and Taverns						C	C		
Baseball or football stadium								P	
Beer, Wine, and Liquor, Retail Sales						P	P		
Bicycle Shops						P	P		
Blacksmith shop or machine shop, wrought iron shop, excluding punch presses over twenty (20) ton rated capacity, drop hammer, and automatic screw machine.								P	P
Blast furnace or coke oven								C	
Blueprinting Shops						P	P		P
Boiler works								C	
Book Stores						P	P		
Breweries, distilleries and bottling plants								C	C
Brick, tile or terra cotta manufacture								C	P
Building Contractors without storage yard or plant							P	P	C
Building material sales yard, including but not limited to rock, sand, gravel, and the like (excluding concrete mixing) and retail lumber yard including incidental millwork.								P	
Bus Stations							C		
Business Services						P	P	P	P
Business and professional offices (including sample rooms),			C			P	P		P
Cement, lime, gypsum, or plaster of paris manufacture								C	
Cement products manufacture								P	
Clothing Stores						P	P		
Clubs						C	C		
Cluster Subdivisions	C	C	C					P	
Coal yard.									
Commercially used outdoor recreational space for children=s amusement parks, and miniature golf courses							C		
Computer services and data processing centers								P	P
Confectionery and delicatessen stores						P	P		
Contractors equipment storage yard or plant or centers								P	C

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District Regulations

	R-1	R-3	R-4	MH	REC	C-1	C-2	I	I/BP
Dance Studios						P	P	C	C
Day Nurseries						C	C		C
Department Stores						P	P		
Distribution plants, parcel delivery service, ice and cold storage plants.								P	P
Drying, freighting or trucking terminals								P	
Drive-in Theaters, subject to the following conditions							C		
Drop forge industries, manufacture or forgings with power hammers									C
Drugstores and Pharmacies						P	P		
Dry Cleaning and Dyeing Establishments, and Laundry Pick-up Stations						P	P		
Dry Goods Store						P	P		
Egg Candling and Grading, Incidental to a Permitted Use							P		
Electric and Electronic Appliance, Retail Sales and service						P	P		
Electrical Contractors							P		
Explosive manufacture or storage								C	
Family Day Care Home (1-6 children)	P	P	P						
Fat rendering, except as incidental use								C	
Fire stations and water towers when located at least (50) feet from all property lines	C	C	C		C				
Fitness centers as an accessory use								P	P
Florist, Retail Sales						P	P		
Food Markets and Supermarkets						P	P		
Food processing, smoking, curing, or canning								C	C
Foster Care Home (1-6)	P	P	P						
Freight yards								P	
Freight classification yards								C	
Frozen Food Lockers, Incidental to a Permitted Use							P	P	C
Fruit and Vegetable Stores, Retail Sales (when enclosed within a building)						P	P		
Funeral Homes and Mortuaries						C	P		
Furniture Stores, Retail Sales, New and Used Repair and Reupholstering						P	P		
Gas manufacture								C	
Golf Driving Ranges									
Hardware Stores and building material stores with indoor display only						P	P		

	R-1	R-3	R-4	MH	REC	C-1	C-2	I	I/BP
Heating and Air Conditioning, Sales and Service							P		
Home Occupation	P	P	P						
Hospitals, sanitariums, clinics, nursing and rest homes and charitable institutions for human care	C	C	C			C	P		
Hotels						C	P		
Industrial park, subject to the following conditions:								P	
Iron or steel foundry or fabrication plant of heavy casting								C	
Kennels	C	C	C	C		C	C	C	
Laboratories, experimental or testing								P	P
Laundries							P	P	
Laundromats						P	P		
Laundry (Industrial), dry cleaning and dyeing works and carpet or rug cleaning								P	P
Lawnmower Sharpening							P		
Live entertainment (as an accessory or principal use to the following uses, including but not limited to; restaurants, bars, taverns, pubs, entertainment establishments & similar uses) annual review required							C	C	
Machine Shops, Incidental to a Permitted Use							P	P	P
Major repair garage, engine and body repair, steam cleaning and undercoating when conducted on the site shall be within a completely enclosed building							C	P	C
Meat Markets (no butchering)						P	P		
Medical and Dental Clinics						C	P		
Medical office and research facilities (includes auxiliary or accessory laboratory)								P	P
Metal plating, buffing and polishing								P	C
Mobile home parks subject to the provisions of this Article				P					
Monument Sales							P		
Motels						C	C	C	
Motorcycle Sales, Service, Rentals							P		
Municipal, county, state and federal administration buildings, community center buildings	C	C	C			C	P	P	
Municipal, denominational and private cemeteries when occupying a site of at least twenty (20) acres and when all buildings are at least one hundred (100) feet from all property lines	C	C	C			C	P	P	
Music Studios						C	P		

Zoning Ordinance District Regulations

	R-1	R-3	R-4	MH	REC	C-1	C-2	I	I/BP
Musical Instruments, Sales and Service						P	P		
Newspaper Publishing							P		
Novelty Shops						P	P		
Nursery Stock, Retail Sales						P	P		
Oil drilling and production of oil, gas, or hydro carbons								C	
One single family dwelling per lot *	P	P	P						
Optical Goods, Retail Sales						P	P		
Other similar uses as determined by the Planning Commission	P/C								
Outdoor sales space for sale of new and used automobiles, farm equipment, house trailers, and travel trailers							C		
Outdoor amusement parks including but not limited to games of skill and science, merry-go-rounds, ferris wheel, penny arcade, shooting gallery.							C	P	
Outdoor Eating/Café's						C	C		
Paint oil (including linseed), shellac, turpentine, lacquer, or varnish manufacture								C	
Paint Stores, Retail Sales						P	P		
Painting and Enameling Shops, Incidental to a Permitted Use							P	C	
Pawn Shops								C	
Pet Shops, Retail Sales (when enclosed within a building)						P	P		
Photographer=s Studio						P	P		
Photographic Supplies, Retail Sales						P	P		
Plastic manufacture								C	
Plumbing Shops, Retail Sales and Service						P	P		
Plumbing or sheet metal shop								P	P
Plumbing Contractors							P		
Poultry or rabbit killing incidental to a retail business on same property								P	
Printing Shops								P	C
Public Utility Buildings, Telephone Exchange Buildings, Electric Transformer Stations and Substations and Gas Regulator Stations with Service Yards, but without Storage Yards						C	P		P
Public utility service yard or electrical receiving transforming station									P

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District Regulations

	R-1	R-3	R-4	MH	REC	C-1	C-2	I	I/BP
Public and Private parks, golf courses, country clubs, tennis courts, and similar recreational uses (including restaurants when such use is conducted within an area accessory thereto, is an integral part thereof and is entered from within the main building), and when all buildings are at least on hundred (100) feet from any property line	C	C	C			P	P	P	P
Public Park	C	C	C		P				
Public, private and parochial schools (regulated to the extent permitted by Michigan state law)	P	P	P						
Quarry and stone mill								C	
Radio and Television, Retail Sales and Service						P	P		
Radio and Television Stations (including Transmitters, Aerials and Masts)						C	C	C	C
Railroad repair shop								C	
Railroad Rights-of-Way, Including Switching, Storage, Freight Yards, and Sidings							C	C	
Religious Institutions and other places of assembly (religious institutions and other places of assembly shall comply with the regulations in section 11.22)	P	P	P				C		
Restaurant, Accessory								P	P
Restaurants, Without Curb or Drive-in Service (service entirely within building)						P	P	C	
Restaurants, drive-in							C	C	
Retail uses with industrial character								P	C
Rock, sand, gravel, distribution, excavation or crushing								C	
Rolling mills								C	
Rubber manufacture								C	
Salt works								C	
Seasonal Outdoor Sales (3 Weeks or Less)						P	P		P
Seasonal Outdoor Sales (3 Weeks or More)						C	C		C
Sexually Oriented Businesses									C
Shoe Repair Shops						P	P		
Shopping Centers							C		
Signs shall be permitted in accordance to the provisions of the city sign ordinance	P	P	P	P	P	P	P	P	P
Slaughter of animals								C	
Smelting of tin, copper, zinc, or iron ore								C	
Sodium compounds manufacture								C	

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District Regulations

	R-1	R-3	R-4	MH	REC	C-1	C-2	I	I/BP
Sporting Good Stores, Retail Sales						P	P		
Storage Facilities (excluding outside storage)							C	P	
Storage Facilities (with outside storage)								C	
Storage, sorting, collecting, or baling of rags, paper, iron or junk								C	
Stove or shoe polish manufacture						P	P	C	
Tailor Shops									
Tattoo Parlors								C	
Taxi Cab Stations							P		
Temporary Amusement Facilities							C	P	
The manufacturing of and maintenance of electric and neon signs, billboards, commercial advertising structures, sheet (light) metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like								P	P
The keeping of not more than two (2) persons as boarders by a resident family, provided no separate cooking facilities are provided therefor and that separate dwelling are not thus established	P	P	P						
The manufacturing of musical instruments, toys, novelties, rubber or metal stamps								P	P
The manufacturing, compounding, processing, and packaging or treatment of bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, condiments, (except fish, sauerkraut, vinegar, and yeast)								P	P
The manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials								P	P
The manufacturing of pottery, figurines or similar ceramic products, using previously pulverized clay								P	P
Theaters (Indoor)						P	P		
Townhouses, Row Houses and similar Multi-family Developments		C	P						
Trade schools, colleges	C	C	C				C		
Trailer Sales, Service, Rentals							P		
Two family residential structures		P	P						
Vehicle assembly, painting, upholstering, rebuilding, conditioning, body and fender work, repairing, tire recapping or retreading, battery manufacture								C	
Veterinary animal hospital (Including Farm Animals)								P	
Vocational schools and technical training facilities								P	P

City of Clio

Adopted

Article 4

Zoning Ordinance

District Regulations

Wallpaper Stores, Retail Sales	R-1	R-3	R-4	MH	REC	C-1	C-2	I	I/BP
Wholesale storage of petroleum						P	P		
Wind Energy Turbines, small structure mounted	P	P	P	P	P	P	P	P	P
Wool pulling or scouring								C	C

§4.07 TABLE OF DIMENSIONAL REQUIREMENTS

Zoning District	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Setbacks ^q				Maximum Bldg. Height		Minimum Dwelling Size
				Front	Size (one)	Side (both)	Rear	Ft.	Stories	
R-1	7,200	60	120	25', ^{a,b}	5' ^c	10'	35'	25'	2 ½	960
R-3	7,200	60	120	25', ^{d,b}	5' ^e	10'	35'	25'	2 ½	--
R-4	7,200	60	120	25', ^{d,b}	5' ^e	10'	35'	30'	3	--
MH	10 ac.	--	--	25'	15'	--	35'	25'	2 ½	--
RC										
REC	--	--	--	--	-- ^{g,h}	--	25', ⁱ	50'	--	--
C-1	--	--	--	-- ^f	-- ^{g,h}	--	25', ⁱ	50'	--	--
C-2	--	--	--	50'	-- ^{j,l}	--	25', ^{k,m}	50'	--	--
IBP	--	--	--	50'	15'	30'	25', ^r	-- ^p	--	--
I	3 ac. min.	--	--	75'	25' ⁿ	--	75', ^o	-- ^p	--	--

Footnotes to the Table of Dimensional Requirements:

- a) The maximum variation in setback in any one block shall not exceed ten (10) feet.
- b) Where the lots have double frontage, the required front yard shall be provided on both streets.
- c) The side yard adjacent to a side street shall be the same as the front yard setback and in no case less than twenty (20) feet.
- d) The maximum variation in setback in any one block shall not exceed eight (8) feet.
- e) The side yard adjacent to a side street shall be the same as the front yard setback and in no case less than ten (10) feet.
- f) No building shall be erected or altered so as to be closer to the street right-of-way than the mean number of feet of other buildings located in the same block on the same side of the street.
- g) Any lot which borders on a residential district shall be provided with a side yard of not less than ten (10) feet.
- h) Any walls of structures facing an interior side lot line containing windows or other openings shall be provided a side yard of not less than ten (10) feet.
- i) In addition to the setback, a six (6) foot screened fence is required when the rear lot line is adjacent to a residential zoning district.
- j) Any side lot line adjacent to a residential district will provide a 50' side yard, including a 15' buffer strip planted with evergreens and other suitable plantings and use for no other purposes.
- k) Any rear lot line adjacent to a residential district will provide a 25' side yard, including a 15' buffer strip planted with evergreens and other suitable plantings and use for no other purposes.
- l) No party walls between structures housing permitted uses are permitted.
- m) Where a rear yard is adjacent to a road, a rear yard setback of not less than 50' is required.

- n) Side yards adjacent to roads shall not be less than seventy-five (75) feet and side and rear yards adjacent to a residential district shall not be less than seventy-five (75) feet, which will include a 20' wide buffer strip planted with evergreens and other suitable plantings and used for no other purposes.
- o) Rear yards adjacent to roads shall not be less than seventy-five (75) feet and side and rear yards adjacent to a residential district shall not be less than seventy-five (75) feet, which will include a 20' wide buffer strip planted with evergreens and other suitable plantings and used for no other purposes.
- p) The building height shall not be greater than the distance of the building to any adjacent property line but shall also be related to the fire-fighting capabilities of the city.
- q) See Section 4.04 for exception in areas designated R/C on the Future Land Use Map
- r) Any rear lot line adjacent to a residential district will provide a 25' side yard, including a 20' buffer strip planted with evergreens and other suitable plantings and use for no other purposes.