Notes:

1. A site plan is required prior to the issuance of a building permit.

2. No side or rear yard required when adjacent to a canal or body of water.

3. No projection closer than 12 inches to a common property line. Projections include: roof eaves (up to 36 inches), window sills, belt courses, and other architectural features.

4. 40 percent of required landscape for multi-family projects shall be placed in front yard setback.

5. Average Front Yard Setback: Where 30 percent of buildings are on one side of a street, on a single block, are built with a 10 feet or less front yard setback, the average setback of the structures shall be the required setback.

6. Accessory structures shall be limited to the provisions in Sec. 3.305.

7. A 5-foot masonry wall shall be constructed between a multi-family project and an R-1 zone or single-family use.

8. Approved fence materials include: wood, concrete, or wrought iron.

9. Individual side yard increased to 10 feet if abutting an R-1 zone or single-family use.

10. Zoning setbacks may be inconsistent with Building Code. Refer to Building Division to determine final building and fire code setbacks.

Minimum Lot Standards

- **Area:** 4,000 square feet
- **Width:** 40 feet
- **Depth:** 100 feet

**Setbacks**

- **Front:** 20 feet
- **Side:** 3 feet or per note #9
- **Rear:** 10 feet

**Building Height**

- **Maximum:** 100 feet, measured from base flood elevation

**Parking**

- **Single Family:** Minimum one per unit
- **Multi-Family:** Minimum 1.5 per unit
- **Non-Residential:** One space per 300 square feet of floor area

**Landscaping**

Refer to Article 9, Landscaping of the City Land Development Regulations.