

ARTICLE XI DISTRICT REGULATIONS

SECTION 11-1 DESCRIPTIONS OF ZONING DISTRICTS

A. Working Area Zones

The *working area zones* consist of those districts in which the primary purpose is the establishment and operation of activities of a commercial or industrial nature. Uses are grouped in terms of their operating characteristics, their functional relationship to one another, and the extent of their service to the neighborhood, the city or the region. Commercial districts provide for offices, personal service establishments, retail sales, intensive business uses and wholesale sales activity. Manufacturing and industrial districts are designed for a wide variety of uses including storage, processing, fabrications, manufacturing, repairing or distribution of products. Regulations insure the grouping of compatible uses with particular attention to building bulk, user demand, transportation needs, and requirements for public services and utilities. Where appropriate, special safeguards are imposed to protect adjacent property in non-compatible zones.

B. Living Area Zones

The *living area zones* consist of residential districts accommodating housing of various types. District regulations are designed to stabilize and protect the essential characteristics of the districts, to promote and encourage a suitable environment for family life consistent with the density limitations of the zone, and to permit those uses which are necessary to the functioning of a residential community. Density of family units is limited by means of minimum area requirements per dwelling unit. Other regulations provide for yard and open space, limitations on building bulk, and for separation between detached buildings.

C. Special Purpose Zones

The *special purpose zones* are designed to recognize the unique requirements of urban life and community development. The objective of these zones is to provide a convenient mechanism for dealing with the problems of urban growth in a manner that recognizes the needs of the community while respecting the rights of individuals.

SECTION 11-2 UNIFORM HEIGHT AND AREA REGULATIONS

The regulations set forth in the following table are established as minimum and maximum tolerance limits to regulate the development of land, the provision of open space, the density of dwelling units and the height of buildings and other structures in each of the districts listed. Where required for specific uses or development special height and area regulations found elsewhere and in each zoning district shall also apply.

TABLE IV

UNIFORM HEIGHT AND AREA REGULATIONS*

ZONG DIST	LOT REGULATIONS MINIMUM (sq. ft.)		YARD REQUIRMENTS MINIMUM (feet)		HEIGHT LIMITS MAXIMUM (feet)	BULK CONTROLS		INTENSITY FACTOR	
	lot area	lot width	frt	rear		MAXIMUM lot covrge all bldg %	MINIMUM lot area per DU**		MINIMUM lot area per DU**
O-S	6,000 ^b	60 ^b	20	10	4	40	6,000	NA	
L R	6,000 ^b	60 ^b	20	10	4	40	6,000	NA	
C B	NR	NR	10	20	NR	NR	NA	NA	
O C	NR	NR	10	20	NR	NR	NA	NA	
I I	NR	NR	10	20	NR	NR	NA	NA	
WORKING AREA ZONES									
O-S	6,000 ^b	60 ^b	20	10	4	40	6,000	NA	
L R	6,000 ^b	60 ^b	20	10	4	40	6,000	NA	
C B	NR	NR	10	20	NR	NR	NA	NA	
O C	NR	NR	10	20	NR	NR	NA	NA	
I I	NR	NR	10	20	NR	NR	NA	NA	
LIVING AREA ZONES									
A G	120,000	NR	30	20-20	4	NR	120,000	NA	
R-3	12,000 [✓]	80	30	10-10	4	30	12,000	5	
R-4	9,000	65	25	6-10	4	35	9,000	6	
R-6	6,000	60	25	6-10	4	40	6,000	8	
M II ^c	4,000	36	20	5-NA	4	NA	4,000	NA	
R-16	7,200	60	20	6-10	4	45	3,600	16	
SPECIAL PURPOSE ZONES									
P D	Regulations of zones with which PD District is combined control development *								
C F	Regulations of zones with which PD District is combined control development *								

* Meaning of abbreviations follows:

DU = Dwelling Unit

NR = No requirement

NA = Not Applicable

FAR = Floor Area Ratio (definition, Sec. 2-4)

FS/Acre = Combined Floor Space in all Living Units (per Acre) Multiply factor by 1100 sq. ft.

* See Sub-Sec. E of District Regulations for special limitations

a 1st distance is Interior Side Yrd; 2nd is Yard on Side Street

b Applies only to residential uses in this zone

c At perimeter, regulations of adjoining district apply.

See sub-section 2-4-17