

Section 40-050: Performance Standards

The following standards shall apply to all single- and two-family dwelling units, unless specifically exempted:

1. All single- and two-family dwellings shall have a minimum floor area of nine hundred (900) square feet.
2. All single and two-family dwellings shall be attached to a permanent foundation, except mobile Homes in a mobile home park.
3. All single and two-family dwellings, except mobile homes in a mobile home park, shall have a Minimum width of twenty (20) feet.

Not more than one principal residential structure shall be located on a lot, unless permitted by the district regulations, and unless accompanied by an Interim Use Permit, nor shall a principal residential building be located on the same zoning lot with any other principal building, except as may be permitted by Section 90 of this Ordinance relating to planned unit developments.

Minimum Lot Requirements and Setbacks:

1. Minimum lot area: None
2. Minimum lot width: None
3. Maximum structure height: None
4. Maximum Impervious Surface: 80%
5. Setbacks: 30-foot setback is required from all streets and public rights-of-way.
20-foot setback is required from alleys in the General Business (B-2) District.

A 20-foot setback shall also be required for all buildings located adjacent to a residentially zoned property.