

Table A: Setbacks

Zone	Min. Area	Min. Width	Front Yard	Side Yards	Rear Yard	Maximum Height of Main Bldgs.
R1	8,000 sq. ft.	75'	20'	8'	20'	two and one-half stories or 35'
R1A	8,000 sq. ft.	75'	20' *	8'	20'	two and one-half stories or 35'
R2	8,000 sq. ft.	70'	20'	8'	20'	two and one-half stories or 35'
R3	6,000 sq. ft.	70'	20'	8'	20'	45'
R4	6,000 sq. ft.	70'	20'	8'	20'	45'
A	20 acres	120'	20'	8'	20'	two and one-half stories or 35'
RA	0.33 acres	75'	20'	8'	20'	two and one-half stories or 35'
C1	none	none	10' **	0'	0'	45' (8' minimum)
C1A	none	none	20' *	0'	0'	45' (8' minimum)
C2	none	none	20'	0'	0'	45' (8' minimum)
C3	none	none	20'	0'	0'	45' (8' minimum)
I	none	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 “zero” foot setback may be applied to the front setback. (2006)

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