

Table 3
Area Location and Bulk Standards
Residential Zone R-5

1107 West Lake Ave	R-5	Existing
1 Lot area. Each lot shall have a minimum area of: (square feet)	40,000 SQ FT	72,325 SQ FT
2 Lot shape. Each lot created by the division or acquisition of land after February 28, 1969 shall be of such shape that a square with the following number of feet on each side will fit the lot:	125 x 125 FEET	125 x 125 FEET
3 Lot frontage. Each lot shall have a frontage of the following number of feet or more on a street, said frontage to be a minimum of 50 feet in depth: (273-25 for interior lots) (273-2B definition of "street")	125 FEET	N/A
4 Height. No building or other structure shall exceed and average exceed a height or total height of: R-1 - R-7 Zones; average height - 32ft. total height - 37 ft. R-8 Zone average height 33 ft. total height -40 ft. when lot is 160,000 sq. ft. or more. Accessory buildings in an R-8 shall conform with total height numbers. (see also 273-31 & 273-2 for definitions) (273-26. B.)accessory building	37 FEET	20 FEET
5 Setback from street line	20 FT	N/A
6 Setback from rear property line. No building or other structure shall be closer than the following distance from any rear lot line: (feet) (273-26 through 273-30)	50 FT	50 FEET
7 Setback from side property line. No building or other structure shall be closer than the following distance from any side lot line:(feet)	50 FT	50 FEET
The sum of the setbacks from the two side lot lines shall not be less than the following number of feet: (273-26 thru 272-30)		
8 Setback for a residential accessory building. Notwithstanding the requirements of Line 6 and 7, a detached building or structure accessory to a residential use, when located not less than 60 feet from any street line and with a floor area of 200 square feet or less and not more than 10 feet tall, may extend to within the following distances from any lot line: (feet) (273-26. B.)	10 FT	N/A
9 Projections, as defined in 273-2B, may project not more than the following number of feet into the area required for setbacks from a lot line:(2) (see 273-60C, projecting and hanging signs)	3 FT	N/A
10 Lot coverage. The aggregate coverage of any lot by buildings and other structures shall not exceed the following percentage of the area of the lot: (see also 273-37)footprint all structures	20%	2.86 %

11	Total floor area. The aggregate floor area
	(273-2B definition) on any lot shall not
	exceed the following percentage of the area of

40%

2.86%

	the lot: heated space
	Notes (1) If the lot is less than 160,000 square feet, the maximum height is 35 feet
	(2) Projections into the required setbacks for accessory structures shall not be allo

Proposed

72,325 SQ FT

125 x 125 FEET

N/A

20 FEET

N/A

29.2 / 45.7

23.8 / 46.2

N/A

N/A

4.00%

4.00%

wed.