

ZONING REGULATIONS

405 Attachment 1

City of Clever

Table 405.260: Table of Dimensional Regulations

[Ord. No. 162 §250, 7-16-1990; Ord. No. 229, 1-13-1997; Ord. No. 297, 2-11-2002; Ord. No. 355, 12-12-2005]

TABLE 405.260: TABLE OF DIMENSIONAL REGULATIONS							
Density Requirements	"A-1" Agricultural	"R-1b" Single-Family	"R-1c" Single-Family	"R-M" Mixed Residential	"C" Commercial	"CBD" Central Business District	"I" Industrial
MINIMUM LOT AREA (square feet)							
Single-family dwelling or mobile home Two-family or more in one structure or dwelling group	3 acres	10,000	6,000	5,000 per unit	None	None	None
Churches, hospitals, schools All other permitted uses		20,000 10,000	20,000 10,000	20,000 10,000			
MINIMUM LOT WIDTH (feet)							
Dwelling—internal lot Dwelling—external lot	150 160	80 90	60 70	60 feet, however, the width shall increase by 10 feet for each additional dwelling exceeding 3.	None	None	None
MINIMUM FRONT YARD (feet)							
Principal buildings Other restrictions	35	25	25	25	25	None	25
MINIMUM SIDE YARD (feet)							
Dwellings Single-family and two-family to 20 foot height In excess of 20 foot height Multiple-family	20	10	10	10			

CLEVER CITY CODE

TABLE 405.260: TABLE OF DIMENSIONAL REGULATIONS							
Density Requirements	"A-1" Agricultural	"R-1b" Single-Family	"R-1c" Single-Family	"R-M" Mixed Residential	"C" Commercial	"CBD" Central Business District	"I" Industrial
MINIMUM SIDE YARD (feet) (cont)							
Other permitted uses				20 feet for one- and two-story buildings plus an additional 3 feet for each additional story.			
External lots (street side yard)		15		20 feet for one- and two-story buildings plus an additional 3 feet for each additional story.			
MINIMUM REAR YARD (feet)							
Principal building	35	25	20	25	30	None	35
Accessory building and other permitted uses		10 feet, however, the maximum size of any such building shall not exceed 10 feet by 16 feet	10 feet, however, the maximum size of any such building shall not exceed 10 feet by 16 feet	10 feet, however, the maximum size of any such building shall not exceed 10 feet by 16 feet			
A garage for personal use, whether attached or detached, is considered part of the principal building and not an accessory building and therefore not limited to the maximum square footage except, however, 35% of the lot size can be covered by non-permeable surfaces.	The maximum size of an accessory building shall not exceed 1,500 square feet						
MAXIMUM COVERAGE (percent)							
Principal and accessory buildings	10	30	40; accessory building (maximum 1,500 feet)	40	30	75	75
*NOTE: Residential uses located in all business districts shall have the same front, side and rear yard requirements as those in "R-M" Mixed Residential District.							