Zoning Regulations

(3) Whenever a lot of record approved prior to February 8, 1965, has a width of less than 50 feet, the side yard on each side of a building may be reduced to a width of not less than 10% of the width of the lot, but in no instance shall it be less than four feet.

(4) Side yards on corner lots shall follow the requirements for front yards on corner lots.

(5) A drive through roof structure, carport or canopy may project into a required side yard, provided every part of the roof structure, carport or canopy is unenclosed except for the necessary structural supports and is not less than five feet from any side lot line.

(E) **Rear yards.** The rear yard regulations heretofore established shall be adjusted in the following cases.

(1) Where a lot abuts upon an alley, one-half of the alley width may be considered as part of the required rear yard when determining area requirements for accessory buildings.

(2) On corner lots, the minimum required rear yard may be reduced to ten feet in the case of a building fronting on the long side of a lot, provided there is a minimum side yard of 25 feet on the side of the building not fronting a street.

(F) **Lot area per family.** Where a lot of record approved prior to February 8, 1965, or a lot in a subdivision which the Council has officially approved and has agreed to accept from February 8, 1965, has less area or width than therein required in the district in which it is located, the lot may nonetheless be used for a one family dwelling or for any other non-dwelling use permitted in the district in which it is located, with the approval of the Zoning Board of Adjustment as provided in §§ 159.049 and 159.080. In residential districts where two or more contiguous lots have a width and area less than that herein required and are under common ownership, and are of the size as together constitute a conforming lot, the lots or portions thereof shall be joined, developed and used for the purposes of forming an effective and conforming lot or lots.

(G) **Accessory buildings.** The regulations set forth in this division regulate all accessory buildings.

(1) Accessory buildings must be in a rear or side yard and shall not occupy more than 30% of a rear yard. In all R Districts, the aggregate ground cover of all accessory buildings shall not exceed 1,000 square feet in floor area. In addition, one yard shed, not exceeding 160 square feet in floor area, is allowed. All accessory buildings, except yard sheds, shall be constructed of materials that are the same or similar to the principle building. Modifications to the maximum square footage requirement are as follows.

(a) In the A-1 and R-1A Districts, on parcels containing five or more acres, the aggregate ground cover of all accessory buildings shall not exceed 2,000 square feet.

(b) In the R-4 and R-5 Districts, the aggregate ground cover of all accessory buildings shall not exceed 2,000 square feet in floor area if included in site plan approved by the City Council.
(c) Yard sheds, not exceeding 160 square feet total floor area, are not included in the aggregate ground cover restriction.

(2) On existing lots of record approved after February 8, 1965, detached accessory building shall follow all front yard regulations for corner lots. All others shall be set back from any adjacent street right-of-way line in accordance with the minimum distance required for a principal building on the same lot.

(3) If an accessory building in a residential district is located closer than ten feet to the main building, it shall be regarded as part of the main building for the purpose of determining side and rear yard requirements. If the accessory building is farther than ten feet from the main building, it shall not be closer than three feet from any side or rear property line. Storage sheds less than 60 square feet are excluded from this requirement.

(4) If a garage is entered into from an alley, and the garage door is parallel to the alley, it shall not be located closer than five feet from the property line abutting the alley right-of-way.

(5) No accessory building in a residential district shall exceed 15 feet in height. However, in the A-1 or R-1A Districts, properties with five or more acres, accessory buildings may be constructed to a height of 18 feet.

(6) No accessory building shall be constructed upon a lot until the construction of the main building has actually been commenced and no accessory building shall be used unless the main building on a lot is completed and used.

(7) No accessory building shall be used for dwelling purposes.

(8) In all residential districts, except for properties containing five or more acres in the A-1 and R-1A districts, all accessory buildings shall be constructed of materials that are the same or similar to the principle building or an approved residential siding material.

(H) Swimming pools. The regulations set forth in this division regulate the location of swimming pools.

(1) Swimming pools are described as any structure intended for swimming, recreational bathing or wading that contains water over 24 inches deep. This includes in-ground, above-ground and on-ground pools, hot tubs, spas and fixed-in-place wading pools.

(2) Swimming pools are not allowed to be located in any front yard.

(3) For in-ground, above-ground and on-ground swimming pools, hot tubs, spas and fixed-in-place wading pool, including any attached decks, may not be closer than two feet to any side or rear property line.