ARTICLE 3.4 "R-3-1400" RESIDENTIAL DISTRICT REGULATIONS

A. **Use Regulations:** In a R-3-1400 Residential District, it is the intended purpose of this zoning district to provide for the unified and coordinated development of parcels or tracts of land. Certain freedom of choice as to intended land use shall be permitted, provided that the special requirements which may apply are complied with and that the intended uses are not in conflict with the general purpose and intent of either this Ordinance or the comprehensive Plan of the City. No land shall be used and no buildings erected for or converted to any other use permitted in ARTICLE 4.1.

B. **Building Requirements:**

(1) **Minimum Size:** The minimum floor area of a main building shall be one thousand, four hundred square feet (1,400 sq. ft.) of living area, which excludes porches, breeze-ways, attached garages, and servant's quarters.

C. **Area Regulations:**

(1) **Front Yards:** There shall be a front yard for every building having a depth of not less than thirty-five feet (35') from the front property line to the face of the building.

(2) **Rear Yard:** There shall be a rear yard for every building having a depth of not less than thirty-five feet (35') from the back of the building to the rear property line.

(3) **Side Yard:** There shall be two (2) side yards for each building, one on each side of the building. No side yard shall be less than twenty feet (20') measured from the side property line to the side of the building for lots with an area of fourteen thousand, five hundred and twenty square feet (14,520 sq. ft.) or more. No side yard shall be less than ten feet (10') measured from the side of the building for legally plated lots with an area less than fourteen thousand, five hundred and twenty square feet (14,520 sq. ft.).

(4) **Lot Area:** The minimum lot area of any lot shall be fourteen thousand, five hundred and twenty square feet (14,520 sq. ft.).

(5) **Lot Width:** The minimum lot width shall be one hundred and twenty five feet (125').

(6) **Lot Depth:** The minimum lot depth shall be one hundred feet (100').

(7) **Lot Coverage:** The combined area of the main building and accessory buildings shall not cover more than thirty percent (30%) of the total area of any lot.