

3323.21 Table 2
Dimensional Standards

DIMENSIONAL STANDARD	ARTS AND INNOVATION SUB-DISTRICT	DODGE PARK SUB-DISTRICT	BROAD STREET SUB-DISTRICT
A. Minimum Front Yard Setback			
1. Single- and Two-Family	Zero (0) Feet	Zero (0) Feet	Zero (0) Feet
2. All Other Uses	Zero (0) Feet	Zero (0) Feet	Zero (0) Feet
B. Maximum Front Yard Setback			
1. Single- and Two-Family	None	None	None
2. All Other Uses	Ten (10) feet, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage	Ten (10) feet for, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage	Ten (10) feet, except where a public-private zone is provided for non-residential uses then the maximum setback shall be fifteen (15) feet for up to fifty (50) percent of the building frontage
C. Minimum Parking Setback			
1. Single- and Two-Family	Parking shall be located to the rear of the principle building for single- and two-family uses	Parking shall be located to the rear of the principle building for single- and two-family uses	Parking shall be located to the rear of the principle building for single- and two-family uses
2. All Other Uses	Five (5) Feet	Five (5) Feet	Five (5) Feet
D. Minimum Fences and Masonry Walls Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
E. Minimum Side Yard			
1. Single- and Two-Family	Three (3) Feet	Three (3) Feet	Three (3) Feet
2. All Other Uses	Zero (0) Feet	Three (3) Feet	Zero (0) Feet
F. Minimum Rear Yard			
1. Single- and Two-Family	Fifteen (15) percent of the total lot area	Fifteen (15) percent of the total lot area	Fifteen (15) percent of the total lot area
2. All Other Uses	None	None	None
G. Minimum Lot Width	None	None	None
H. Minimum Lot Area	None	None	None
I. Minimum Building Frontage			
1. Single- and Two-Family	None	None	None
2. All Other Uses	Sixty (60) percent of the lot width	Sixty (60) percent of the lot width	Sixty (60) percent of the lot width
K. Maximum Building Height	Five (5) stories or sixty (60) feet	Three (3) stories or thirty-five (35) feet	Five (5) stories or sixty (60) feet

Note: Minimum front yard setback for buildings of zero (0) feet can be adjusted to accommodate footers and other construction considerations.