

ARTICLE X

COMMERCIAL ZONED DISTRICTS

TABLE VIII-2 YARD SETBACK REGULATIONS

SETBACK	C-O	C-1	C-2	C-3
Front Yard (1)	25'	0'	15'	15'
Side Yard (2)	6'	0'	0'	0'
Rear Yard (3)	25'	0'	0'	0'
(1) Front Yard Requirement Exceptions:				
A. For any activity adjacent to R-R, R-S, R-1, R-1A, or R-2 residential districts which activity is noxious or offensive by reason of dust, odor or noise.		15'		
B. Public or semi-public buildings such as hospitals, churches, sanitariums, or schools – either public or private – where permitted shall be set back one additional foot that such buildings exceed the specified height limit as established by the regulations of the district in which such buildings are situated. As calculated in all commercial zones				
C. Abutting or adjoining a zoned dwelling district –R-R, R-1, R-1A, or R-2, a building setback will never be less than said abutting district unless specified herein.			15'	
D. Where fronting on A-L, R-R, R-1, R-1A, R-2, R-3, M-H, M-P, and C-O Zones			15'	
(2) Side Yard Requirements Exceptions:				
A. When abutting A-L, R-R, R-1, R-1A, R-2 and R-3 Zones (whichever is greater)	6' or 20% of Ht.	6' or 50% of Ht.	15' or 50% of Ht.	15' or 50% of Ht.
B. Where abutting M-H, M-P, C-O Zones	10' or 50% of	10' or 50% of Ht.	10' or 50% of	10' or 40% of

	Ht.		Ht.	Ht.
C. Where abutting a side street	15'	0'	15'	15'

SETBACK EXCEPTIONS	C-0	C-1	C-2	C-3
D. Wherever building backs onto a use facing a side street, the side yard shall be equal to the front yard required for the use on such side street.	0"	0'	0"	0'
E. Public or semi-public buildings such as hospitals, churches, sanitariums, or schools, either public or private, where permitted, such as hospitals, churches, sanitariums, or schools, either public or private, where permitted, such buildings shall be set back one additional foot on all side for each additional foot that such buildings exceed the specified height limit as established by the regulation of the district in which such buildings are situated.				
(3) Rear Yard Requirements Exceptions				
Interpretation- In feet or proportionate to building height, whichever is greater. Properties adjacent to a common alley will be treated as abutting.				
A. Where abutting A-L, R-1, R-1A, R-2 Zones	30'	20'	20'	20'
B. Where abutting M-H, M-P and C-0 Zones		20'	15'	15'
C. Where abutting C-1		20'	10'	
D. Public or semi-public buildings such as hospitals, churches, sanitariums, or schools – either public or private – where permitted shall be set back one additional foot that such buildings exceed the specified height limit as established by the regulations of the district in which such buildings are situated. As calculated in all commercial zones				
E. Clubs, private, the primary activities of which are athletic or recreational	40'			10'

