

**ARTICLE 4**  
**DISTRICT REGULATIONS**

§4.01 ZONING DISTRICTS

For the purpose of this Ordinance all of the unincorporated area of the City is divided into the following Use Zoning Districts:

- R-1, Single-Family Residential District
- R-2, Two-Family Residential District
- R-3, Low-Rise Residential District
- R-4, High-Rise Residential District
- MH, Mobile Home Park District
- CR-MU, Community Residential and Mixed-Use District
- CBD, Central Business District
- GC, General Commercial District
- I, Industrial District
- IBP, Industrial Business Park District
- REC, Recreation District
- MMFO, Medical Marihuana Facilities Overlay

§4.02 ZONING DISTRICT MAP

The land areas and sizes of dwellings assigned to these districts, the designation of same, and the boundaries of said districts are shown on the map hereto attached and made part of this Ordinance, said map being designated as the Zoning District Map showing use districts and building districts in the City of Clio and said map and the proper notations, references and other information shown thereon shall be as much a part of this Ordinance as if the matters and information set forth by said map were all fully described herein.

- A. The Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bearing the seal of the City under the following words:

"This is to certify that this is the OFFICIAL ZONING MAP referred to in ARTICLE IV, SECTION 400, of the Zoning Ordinance of the City of Clio, Michigan," together with the date of the adoption of this Ordinance. Said map shall be deposited in the City Clerk's vault when not in actual use.

- B. If in accordance with the provisions of this Ordinance and the laws of the State of Michigan, changes are made in District boundaries or other matter portrayed in the Official Zoning Map, such changes shall be made on the Official Zoning Map promptly after the amendment has been approved by the City Commission, together with an entry on the Official Zoning Map as follows:
- "On \_\_\_\_\_, by official action of the City Commission, the following change(s) were made in the Official Zoning Map, (brief description of the nature of the change)" which entry shall be signed by the Mayor and attested by the City Clerk. No amendment to this Ordinance which involves matter portrayed on the Official Zoning Map shall become effective until after such change and entry has been made on said map.
- It shall be the responsibility of the City Clerk to inform the Zoning Administrator of any zoning changes which will alter boundary configurations or district designations on the existing map. After having been informed of such changes, the Zoning Administrator or his/her assistant shall enter those changes onto an official copy of the zoning district map.
- C. No changes of any nature shall be made on the Official Zoning Map or matter shown thereon except in conformity with the provisions set forth in this Ordinance. Any unauthorized change of what so ever kind by any person or persons shall be considered in violation of this Ordinance and punishable as provided in this Ordinance.
- D. Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map above described and deposited in the vault of the City Clerk shall be the final authority.
- E. In determining other similar uses as determined by the Planning Commission, the Planning Commission shall consider the operational characteristics of the proposed use in comparison with uses permitted in the proposed district (traffic generation, noise, hours of operation, off-site impacts, etc.) as well as the NAICS code of the proposed and permitted uses. If the Planning Commission determines that a use is similar to a use permitted by Conditional Use Permit in a particular district, the new use will also require a Conditional Use Permit.

#### §4.03 ZONING DISTRICT MAP - BOUNDARIES

The boundaries of these districts are hereby established as shown on the map entitled "Zoning Map," City of Clio, Genesee County, Michigan, which accompanies and is hereby made a part of this Ordinance. Except where specifically designated on said map, the district boundary lines are intended to follow lot lines, the center lines of creeks, streams or rivers, the center lines of streets or alleys, the center lines of streets or alleys projected, railroad right-of-way section lines or the corporate limit line, all as they existed at the time of the enactment of this Ordinance; except as otherwise specifically described; but, where a district boundary line does not coincide with lot lines, said boundary lines shall be dimensioned on the Zoning Map.

#### §4.04 CENTRAL BUSINESS DISTRICT (CBD)

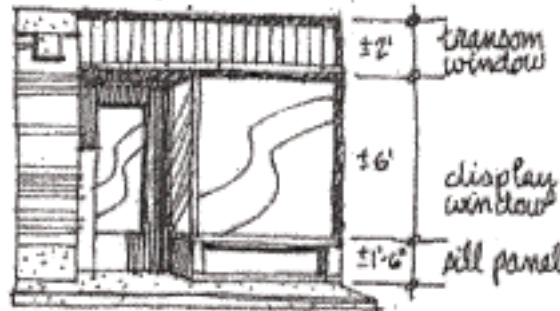
The boundaries of the Central Business District, as designated on the adopted Zoning Map, generally include those properties fronting West Vienna Street between Mill Street and the railroad tracks.

The intent of the CBD is to ensure that redevelopment occurs in a manner that preserves and enhances Clio's small-town character and walkable environment, as envisioned by the adopted May 19, 2008 Blue Prints Plan. This will be accomplished by ensuring that buildings are appropriately related to one another and that any redevelopment compliments the existing architecture of the buildings, enhances the pedestrian orientation of the area, and maintains streetscape design that enriches the street as a place of pedestrian comfort and beauty. The goals of the following regulations are to promote infill development, encourage adaptive reuse of existing buildings and communicate the community's vision of the downtown. This includes the following standards for which the City shall apply to future development or redevelopment in the CBD.

- 1: Development shall be consistent with the underlying zoning district except where modified by this section.
- 2: The proportion of proposed buildings shall respect the proportions established by the existing buildings and storefronts.
- 3: New or redeveloped buildings shall use windows and doors, storefronts and rooflines to create/maintain a consistent rhythm of building elements.
- 4: The building shall be setback no more than 3 feet from the front lot line and shall be on the side lot line to create a 'wall of buildings', unless other setbacks are approved as part of the Planned Unit Development (PUD) option in this overlay zone.
- 5: Buildings shall have flat roofs or a parapet screening a pitched roof. Buildings shall have a defined storefront area framed by the building.
- 6: Building material for visible walls shall be limited to brick, stucco limestone, flat metal panels and flush wood painted panels. Subtle highlights should be incorporated such as rowlock, soldier, and header courses. The storefront area shall contain less textural materials such as glass, and wood. Windows, doors, column, cornice and bracket elements shall be of wood, metal, or fiberglass. Field stone and vinyl siding are prohibited.
- 7: Front and main entrance doors to be used by the public should be prominent while not overpowering. They shall contain a large glass light. Secondary doors on the front of the building should complement without competing. Secondary doors or service doors on the rear or side of a building shall be solid flush doors and shall contain only small vision panels when necessary.
- 8: A minimum of 30% of the first floor should be transparent, with glass windows or doors. Reflective or glass tinted more than 40% shall not be allowed.

- 9: Second floor windows should be double hung style. White vinyl windows are prohibited.
- 10: Awnings are permitted. Awnings shall be simple straight fabric style. Structural canopies and mansard roofs are not allowed unless they are documented to be part of the historical architectural character of the building. All awnings shall have a minimum of 10' of clearance above the sidewalk or at the transom or cornice level (see figure), shall not conflict with city or private infrastructure within the right-of-way, and shall extend at least 3' out from the building

Figure



- 11: The exterior color of new construction including brick, wood and other architectural details shall be consistent with the historical architectural style of surrounding buildings, and the colors generally associated with the architectural style and era.
- 12: Building lighting shall be indirect, with the light source hidden from direct pedestrian and motorist view. When feature lighting that serves to provide architectural detail as well as lighting visibility is proposed such lighting shall be shaded gooseneck fixtures, or lights consistent with the style of the building.
- 13: Existing unpainted brick shall not be covered or painted. Building materials shall not be power washed or sand blasted if it is harmful to the exterior building materials, violates the goals of the Blueprints program or compromises the structural integrity of the building.
- 14: Signs shall comply with the City of Clio Sign Ordinance.
- 15: Planned Unit Development Option – Within the Downtown Overlay Zone a property owner may request modification of these requirements and those of the underlying zoning district. Approval of any modifications may be made by the Planning Commission following a public hearing that follows the requirements in Article 9 – Conditional Use Permits. The Planning Commission may impose conditions as part of their PUD approval. The Planning Commission may permit uses not specifically permitted in the underlying

district as part of the PUD approval. In order to qualify for PUD approval, the applicant must demonstrate that the proposed site plan:

- a. Is consistent with the purpose of the zoning ordinance and the Downtown Overlay Zone
- b. Does not negatively impact the public health, safety and welfare
- c. Provides a public benefit unavailable without the modifications to ordinance requirements proposed as part of the PUD.

- 16: Any building, sign or other appurtenant structure in existence as of the effective date of this ordinance and constructed in accordance with the ordinances and applicable laws in effect as of the date of its construction shall be deemed to be non-conforming building. They shall be allowed to remain if maintained as part of a business. (Ord. 427, passed 4-4-2011)

#### §4.04a MEDICAL MARIHUANA FACILITIES OVERLAY DISTRICT

The Medical Marihuana Facilities Overlay District (“Overlay District”) is intended to provide opportunities for the development of certain Marihuana Facilities permitted under the MMFLA and to require compliance with this Ordinance, in order to maintain the public health, safety and welfare of the City. This Section proposes to accomplish this through the implementation of regulations that promote the use of land within the Overlay District for certain Marihuana Facilities.

1. The Overlay District is established as an overlay zoning district over portions of parcels zoned the GC, General Commercial District; the CBD, Central Business District; and the IBP, Industrial Business Park; where applicable, as depicted on the Zoning Map. Land located within such overlay district may be developed according to the provisions of the underlying zoning district or according to the provisions of this Section.
2. Setbacks, lot area, height, and other regulations of a parcel in the Overlay District shall be those of the underlying zoning district. (Ord. 528, passed 11-6-2023)

**§4.05 TABLE OF DISTRICT PURPOSES**

District	Purpose
<b>Residential Uses</b>	
R-1, Single-Family Residential District	Intended for single-family, detached dwelling units and accessory uses that compliment a low-density, traditional neighborhood character.
R-2, Two-Family Residential District	Intended for single-family detached and two-family attached dwelling units and accessory uses, including accessory dwelling units, either attached or detached, when such developments maintain a single-family neighborhood character.
R-3, Low-Rise Residential District	Intended for areas characterized by low-density, small scale multiple-family housing types (such as attached residential structures with densities between 3-4 dwelling units, including triplexes, fourplexes and townhouses) to serve as a transition between the downtown core, the R-2 and R-1 districts, and major throughfares.
R-4, High-Rise Residential District	Intended for areas suitable for higher-density residential (5 or more attached dwelling units) where open space and other amenities are available to residents.
MH, Mobile Home Park District	To provide areas suitable for mobile home park development.
CR-MU, Community Residential and Mixed-Use District	To permit a mixed-use of uses with single-family, multiple-family residential and neighborhood serving commercial facilities.
<b>Commercial / Industrial Uses</b>	
CBD, Central Business District	To permit a variety of traditional commercial, administrative, financial, civic, cultural, residential, entertainment, and recreational activities in an effort to provide a harmonious mix of activities that serve to enhance the downtown core of Clio. This District is characterized by flexible land uses with multiple story mixed-use buildings that are intended to encourage pedestrian activity.
GC, General Commercial District	To accommodate a mixture of commercial and residential land uses. This District is also intended to preserve existing residential properties, promote cottage residential and medium-density residential development, and to allow for compatible commercial activities to provide an interesting and varied land use pattern and to avoid encouraging strip business development.

I, Industrial District	To provide for areas suitable for light industrial and warehousing operations, and with property standards some heavier industrial uses.
IBP, Industrial Business Park District	To provide for a range of light industrial and heavy commercial and office uses appropriate for the Clio Industrial Business Park.
<b>Public / Recreation</b>	
REC, Recreation District	To provide for public recreation facilities, open space and similar uses.

**§4.06 TABLE OF USES**

Use	Zoning Districts											
	R-1	R-2	R-3	R-4	MH	REC	CR-MU	CBD	GC	I	IBP	MMFO
Accessory Dwelling Unit (Attached)	C	P*					P*				P	
Accessory Dwelling Unit (Detached)	C	P*					P*					
Accessory (Non-Habitable) Structures	P	P	P	P	P	P	P	P	P	P		
Adult Foster Care Family Home (1-6 Persons)	P	P	P	P			P					
Adult Day Care Home (1-6 Persons)	P	P	P	P			P					
Adult Foster Care Small Group Homes (1-6 Persons)	P	P	P	P			P					
Agricultural Implements, Retail Sales, Service, Rentals									P			
Amusements, Commercial Including Dance Halls, Bowling Alleys, Billiard Or Pool Halls, Skating Rinks, Shooting Galleries, Games Of Skill And Science, And Miniature Golf Courses									P	C		
Animal Hospital/Clinic (Household Pets)							C		P	P	P	
Arcades, Indoor Recreational Facilities For The Playing Of Electronic And/Or Mechanical Amusement Devices And/Or Technical Games Of Skill Or Science, Typical Of Penny Arcades							C	C	P			
Art Galleries, Museums And The Like							P	P	P			
Assembly Of Electrical Appliances, Electronic Instruments And Devices, Radios, Including The Manufacture Of Small Parts, Such As Condensers, Transformers, Crystal Holders, And The Like										P	P	
Automobile Wrecking And/Or Junk Yards										C		
Automobile Car Wash									P			
Automobile Service Stations For The Sale Of Gasoline, Oil And Accessories									C			
Automobile Sales And Rentals, New And Used, Including Motorcycles, Truck, Recreational Vehicles, Trailers And Farm Equipment, Both Indoors And Outdoors									C	P		
Awning Sales And Service									P			
Banking And Loan Institutions, Without A Drive Thru							P	P	P			
Barber And Beauty Shops							P	P	P			



Use	Zoning Districts											
	R-1	R-2	R-3	R-4	MH	REC	CR-MU	CBD	GC	I	IBP	MMFO
Bars, Cocktail Lounges And Taverns							C	C	C			
Baseball Or Football Stadium										P		
Bed And Breakfast	C	C	P	P			P	P	P			
Beer, Wine, And Liquor, Retail Sales							C		P			
Bicycle Shops							P	P	P			
Blacksmith Shop Or Machine Shop, Wrought Iron Shop, Excluding Punch Presses Over 20 Ton Rated Capacity, Drop Hammer, And Automatic Screw Machine										P	P	
Blast Furnace Or Coke Oven										C		
Boiler Works										C		
Breweries, Distilleries And Wineries							C	C	C	C	C	
Brick, Tile Or Terra Cotta Manufacture										C	P	
Building Contractors Without Storage Yard Or Plant									P	P	C	
Building Material Sales Yard, Including But Not Limited To Rock, Sand, Gavel, And The Like (Excluding Concrete Mixing) And Retail Lumber Yard Including Incidental Millwork										P		
Bus Stations									C			
Business And Professional Offices (Including Sample Rooms)				C			P	P	P	P	P	
Cluster Subdivisions	C	C	C	C								
Coal Yard										P		
Computer Services And Data Processing Centers										P	P	
Contractor Equipment Storage Yard, Plant Or Centers										P	C	
Dance / Physical Fitness Studios							P	C	P			
Day Care Nurseries							C		C			
Distribution Plants, Parcel Delivery Service, Ice And Cold Storage Plants										P	P	
Draying, Freighting Or Trucking Terminals										P		
Drop Forge Industries, Manufacture Or Forgings With Power Hammers										C		

Use	Zoning Districts											
	R-1	R-2	R-3	R-4	MH	REC	CR-MU	CBD	GC	I	IBP	MMFO
Drugstores / Pharmacies, Without A Drive-Thru							P	P	P			
Dwelling, Single-Family	P	P	P	P			C					
Electric And Electronic Appliance, Retail Sales And Service									P			
Contractor Facilities, Including Electrical, Plumbing									P	P	P	
Family Day Care Home (1-6 Children)	P	P	P	P			P					
Fat Rendering, Except As Incidental Use										C		
Fire Stations And Water Towers	C	C	C	C		C	C		C			
Fitness Center / Gym							P	C	P	C		
Food Markets And Supermarkets							P	C	P			
Food Processing, Smoking, Curing, Or Canning										C	C	
Freight Yards / Classification Yards										C		
Frozen Food Lockers, Incidental To A Permitted Use									P	P	C	
Funeral Homes / Mortuaries							C		P			
Golf Driving Ranges						C			C			
Heating And Air Conditioning, Sales And Service									P			
Home Occupation	P	P	P	P			P	P	P			
Hospitals, Sanitariums, Clinics, Nursing And Rest Homes And Charitable Institutions For Human Care	C	C	C	C			C		P			
Hotels / Motels									C			
Kennels			C	C	C		C		C	C		
Laboratories, Experimental Or Testing										P	P	
Laundromats							P		P	P		
Laundry (Industrial), Dry Cleaning And Dyeing Works And Carpet Or Rug Cleaning							P		P	P		
Live Entertainment (As An Accessory Or Principal Use To The Following Uses, Including But Not Limited To; Restaurants, Bars, Taverns, Pubs, Entertainment Establishments & Similar Uses)							C	C	C			
Live / Work Unit							P	P	C			
Machine Shops, Incidental To A Permitted Use									P	P	P	

Use	Zoning Districts											
	R-1	R-2	R-3	R-4	MH	REC	CR-MU	CBD	GC	I	IBP	MMFO
Manufacture, Assembly, Compounding, Processing, Packaging, Treatment Or Testing Of Products Such As Cement										P	P	
Manufacture / Storage Of Acid, Acetylene Gas, Gas, Explosives, Cement, Lime, Gypsum, Or Plaster Of Paris, Iron Or Steel Fabrication										C		
Major Repair Garage, Engine And Body Repair, Steam Cleaning And Undercoating When Conducted On The Site Shall Be Within A Completely Enclosed Building									C	P	C	
Meat Markets (No Butchering)							P	P	P			
Medical / Dental Clinics							C	C	P			
Medical Office And Research Facilities (Includes Auxiliary Or Accessory Laboratory)										P	P	
Metal Plating, Buffing And Polishing										P	C	
Mobile Home Parks					P							
Multiple-Family Dwelling Unit			P	P			C	C				
Municipal Administration Buildings, Community Center Buildings, Including Libraries	C	C	C	C		P	P	P	P			
Municipal, Denominational And Private Cemeteries	C	C	C	C		C	C		P			
Music Studios							C		P			
Newspaper Publishing									P			
Nursery (With Retail Sales)							P		P			
Oil Drilling And Production Of Oil, Gas, Or Hydro Carbons										C		
Outdoor Amusement Parks (Including Temporary Facilities) Including But Not Limited To Games Of Skill And Science, Merry-Go-Rounds, Ferris Wheel, Penny Arcade, Shooting Gallery									C	P		
Outdoor Dining Area / Cafe							P	P	P			
Painting And Enameling Shops, Incidental To A Permitted Use									P	P	P	
Pawn Shops										C		
Plastic Manufacture										C		
Plumbing Service									P	P		

Use	Zoning Districts											
	R-1	R-2	R-3	R-4	MH	REC	CR-MU	CBD	GC	I	IBP	MMFO
Plumbing Or Sheet Metal Shop										P	P	
Plumbing Contractors									P			
Private Parks, Golf Courses, Country Clubs, Tennis Courts, And Similar Recreational Uses	C	C	C	C			P		P	P		
Professional Services Such As Photographic, Shoe Repair, Tailoring							P	P	P			
Provisioning Center												C
Public Park	P	P	P	P	P	P	P	P	P			
Public, Private And Parochial Schools (Regulated To The Extent Permitted By Michigan State Law)	P	P	P	P			P					
Public Utility Buildings, Telephone Exchange Buildings, Electric Transformer Stations And Substations And Gas Regulator Stations With Service Yards, But Without Storage Yards							C		P	P	P	
Public Utility Service Yard Or Electrical Receiving Transforming Station										P		
Radio And Television, Retail Sales And Service							P		P			
Radio And Television Stations (Including Transmitters, Aerials And Masts)									C	C	C	
Railroads, Including Switching, Storage, Freight Yards, Sidings And Repair Shops									C	C		
Recycling Facilities												C
Religious Institutions And Other Places Of Assembly	P	P	P	P			C		C			
Restaurants							C	P	P	P	P	
Restaurants, Drive-Thru									C	C		
Retail Sales Including But Not Limited To: Furniture, Optical Goods, Hardware And Paint, Pets, Sporting Goods, Home Goods, Clothing, Bakery, Printing, Novelties, Musical Instruments, Antiques, Books, Confectionery And Delicatessen Products, Flowers, Etc.							P	P	P			
Retail Uses With Industrial Character										P	C	
Rock, Sand, Gravel, Distribution, Excavation Or Crushing, Quarry And Stone Mills, Salt Works, Rolling Mills										C		

Use	Zoning Districts											
	R-1	R-2	R-3	R-4	MH	REC	CR-MU	CBD	GC	I	IBP	MMFO
Seasonal Outdoor Sales (3 Weeks Or Less)							P	P	P		P	
Seasonal Outdoor Sales (3 Weeks Or More)							C	C	C		C	
Sexually Oriented Businesses											C	
Shopping Centers									C			
Signs Shall Be Permitted In Accordance With The Provisions Of The City Sign Ordinance	P	P	P	P	P	P	P	P	P	P	P	
Smelting Of Copper, Zinc, Or Iron Ore And Other Materials And The Manufacture Of Rubber, Paint Oil (Including Linseed), Shellac, Turpentine, Lacquer, Solidum Compounds, Etc.										C		
Storage Facilities (Excluding Outside Storage)									C	P		
Storage Facilities (With Outside Storage)										C		
Stove Or Shoe Polish Manufacture										C		
Tattoo Parlors									C	C		
Taxi Cab Stations									P			
The Manufacturing Of And Maintenance Of Signs, Sheet (Light) Metal Products, Musical Instruments, Toys, Novelties, Pottery / Ceramic Products, Etc.										P	P	
The Manufacturing, Compounding, Processing, And Packaging Or Treatment Of Bakery Goods, Candy, Cosmetics, Dairy Products, Drugs, Perfumes, Pharmaceuticals, Toiletries, Or Merchandise Form Previously Prepared Materials										P	P	
Theaters (Indoor)									P			
Theater (Drive-In)									C			
Trade Schools, Colleges	C	C	C	C			C		C			
Triplex / Fourplex / Townhouse With Four (4) Or Less Dwelling Units			P	P			P					
Townhouses With Five (5) Or More Dwelling Units				P			P					
Two-Family Residential Structures (Attached)		P	P	P			P					
Upper Story Dwelling Unit**							P	P	C			
Vehicle Assembly, Painting, Upholstering, Rebuilding, Conditioning, Body And Fender										C		

Use	Zoning Districts											
	R-1	R-2	R-3	R-4	MH	REC	CR-MU	CBD	GC	I	IBP	MMFO
Work, Repairing, Tire Recapping Or Retreading, Battery Manufacture												
Veterinary Animal Hospital (Including Farm Animals)										P		
Vocational And Technical Training Facilities										P	P	
Wholesale And Warehousing Businesses, Storage Buildings, Resale Shops, Commercial Laundries, Cleaning Establishments And Frozen Food Lockers										P	P	
Wholesale Storage Of Petroleum										C	C	
Wind Energy Turbines, Small Structure Mounted	P	P	P	P	P	P	P		P	P	P	
Wool Nulling Or Scouring										C	C	

*\*Permitted with a single-family or two-family unit only*

*\*\*Located above a commercial or office use*

**§4.07 TABLE OF DIMENSIONAL REQUIREMENTS**

Zoning District	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Setbacks				Maximum Bldg. Height		Minimum Dwelling Size
				Front	Size (one)	Side (both)	Rear	Ft.	Stories	
R-1	7,200	60	120	25' a,b	5'c	10'	35'	25'	2½	960
R-2	7,200	60	120	25' a,b	5'c	10'	35'	25'	2½	960
R-3	7,200	60	120	25' d,b	5'e	10'	35'	25'	2½	--
R-4	7,200	60	120	25' d,b	5'e	10'	35'	30'	3	--
MH	10 ac.	--	--	25'	15'	--	35'	25'	2½	--
REC	--	--	--	--	g,h	--	25', i	50'	--	--
CR-MU	--	--	--	-- r	g,h	--	25', i	50'	--	--
GC	--	--	--	50'	-- j, I	--	25' k,m	50'	--	--
IBP	--	--	--	50'	15'	30'	25', q	--p	--	--
I	3 ac. min.	--	--	75'	25'	--	75', o	-- p	--	--

**Footnotes to the Table of Dimensional Requirements:**

- a) The maximum variation in setback in any one block shall not exceed ten (10) feet.
- b) Where the lots have double frontage, the required front yard shall be provided on both streets.
- c) The side yard adjacent to a side street shall be the same as the front yard setback and in no case less than twenty (20) feet.
- d) The maximum variation in setback in any one block shall not exceed eight (8) feet.
- e) The side yard adjacent to a side street shall be the same as the front yard setback and in no case less than ten (10) feet.
- f) No building shall be erected or altered so as to be closer to the street right-of-way than the mean number of feet of other buildings located in the same block on the same side of the street.

- g) Any lot which borders on a residential district shall be provided with a side yard of not less than ten (10) feet.
- h) Any walls of structures facing an interior side lot line containing windows or other openings shall be provided a side yard of not less than ten (10) feet.
- i) In addition to the setback, a six (6) foot screened fence is required when the rear lot line is adjacent to a residential zoning district.
- j) Any side lot line adjacent to a residential district will provide a 50' side yard, including a 15' buffer strip planted with evergreens and other suitable plantings and use for no other purposes.
- k) Any rear lot line adjacent to a residential district will provide a 25' side yard, including a 15' buffer strip planted with evergreens and other suitable plantings and use for no other purposes.
- l) No party walls between structures housing permitted uses are permitted.
- m) Where a rear yard is adjacent to a road, a rear yard setback of not less than 50' is required.
- n) Side yards adjacent to roads shall not be less than seventy-five (75) feet and side and rear yards adjacent to a residential district shall not be less than seventy-five (75) feet, which will include a 20' wide buffer strip planted with evergreens and other suitable plantings and used for no other purposes.
- o) Rear yards adjacent to roads shall not be less than seventy-five (75) feet and side and rear yards adjacent to a residential district shall not be less than seventy-five (75) feet, which will include a 20' wide buffer strip planted with evergreens and other suitable plantings and used for no other purposes.
- p) The building height shall not be greater than the distance of the building to any adjacent property line but shall also be related to the fire-fighting capabilities of the city.
- q) Any rear lot line adjacent to a residential district will provide a 25' side yard, including a 20' buffer strip planted with evergreens and other suitable plantings and use for no other purposes.