SECTION 243

M.R. Zone Area Regulations

[BCZR 1955, Section 252; Bill No. 56-1961]

Minimum requirements, except as provided in Article 3, shall be as follows:

§ 243.1. Front yard.

The front building line shall be not less than 75 feet from the front property line.

§ 243.2. Side yards.

Fifty feet measured from the side property line.

§ 243.3. Rear yard.

Fifty feet measured from the rear property line.

§ 243.4. Proximity of structures to residential zones.

No building or other structure shall be closer than 125 feet at any point to the nearest boundary line of a residential zone.

§ 243.5. Floor area ratio (see definition in Section 101). [Resolution, November 21, 1956]

Maximum permitted floor area ratio (FAR) 0.4, except in the case of a one-story building, not more than 25 percent of the land area may be covered by any such building(s).

§ 243.6. Off-street parking and loading. [Resolution, November 21, 1956]

Off-street parking and loading areas shall be in accordance with the requirements of Section 409, but no parking is permitted within 25 feet of any residential zone boundary. Parking areas shall be paved, and any lighting thereof shall be reflected away from residential zones, and, if on standards, lights shall not exceed the height of the highest building.

PC Exh. 11