
18.28.020 Height and setbacks.

- (a) Buildings shall not exceed two stories in height, excluding basements, unless fifty percent or more of the finished floor-to-ceiling height of the basement is above curb level or finished grade, in which event it shall be counted as a story.
- (b) For the first one hundred feet of frontage adjacent to property in a residence district fronting on the same street, all buildings or portions thereof in the B1 district shall be set back from the front property line for a distance of twenty-five feet, provided that such one hundred foot requirement may be reduced by the width of any street or alley intervening between the property in the residence district and the property in the B1 district.
- (c) Along a side lot line which adjoins or is separated only by an alley from property in a residence district, buildings in the B1 district shall be set back at least ten feet from the nearest property lines in the residence district. Along front property lines in a B1 district, across a street from a residence district, buildings shall be set back at least ten feet from such front lot lines.
- (d) In a B1 district, all buildings shall be set back at least twenty feet from rear property lines.

(Ord. 64-682 § 3.5-2, 1964)