

(f) Where two or more multiple row or terrace dwellings are erected upon the same lot, a minimum yard space of 20 feet in width shall be provided between structures. This yard width shall be increased by two feet for each ten feet or part thereof, by which each multiple row or terrace dwelling, having common yards, exceeds 40 feet in length on that side of the dwelling facing the common yard.

(g) Where any B-1, B-2 or CBD district borders on a side street, whereon a residential zoning district exists in the same block, there shall be provided a setback of five feet for all commercial buildings and parking and loading areas.

(h) Where B-1, B-2 or CBD district borders a residentially zoned district and the districts are not separated by an alley or street, there shall be a minimum building setback of ten feet from the property line.

(i) Loading space shall be provided for the rear yard in the ratio of at least ten square feet per front foot of the building. Where an alley or street exists or is provided at the rear of buildings, the rear building setback and loading requirements may be computed from the center of said alley or street. The Board of Appeals may waive this requirement in cases where this section causes undue hardship.

(j) Where motels or hotels are permitted in a B-2 district, a minimum of 250 square feet of floor area per unit shall be provided.

(k) Land uses within the CBD central business district zoning district shall be exempt from providing off-street parking.

(l) The side and rear yard setback requirement for accessory structures in the residential zoning districts shall be three feet. Accessory structures are not permitted in the front yards. (Ord. No. 215, § 6, 10-20-1008)

Sec. 62-422. Supplementary definitions.

(a) *Gross site area.* The total area within and conforming to the legal description of the site.

(b) *Garden apartments.* A residential structure having a height limit of two and one-half stories and containing three or more attached rooms or suites of rooms, each room or suite having its own cooking facilities and being used as a dwelling for one family.

(c) *Housing for the elderly and handicapped.* A multiple-family development having the following tenant eligibility requirements. Prior to occupancy tenants must be:

- (1) Families or two or more persons, the head of which (or the spouse of which) is 62 years of age or older, or is handicapped or;
- (2) Single persons who are 62 years of age or older or who are handicapped.
 - a. A handicapped person is one whose impairment:
 1. Is expected to be continued and of indefinite duration;
 2. Substantially impedes his ability to live independently; or