

The property is zoned R1-H Single Family Residence High Density District. The specific standards for this district can be found under the City's zoning code, which can be accessed at <https://www.bataviail.gov/zoningcode>. The R1H standards may be found under Chapter 2.1 of the Zoning Code.

The setbacks for a principal structure in the R1-H are:

Front – 20 ft

Rear – 25 ft

Interior Side – 5 Ft - The Zoning Code also requires a side clear area of 5 ft free of obstructions, so a residence on a lot meeting this minimum would need to be designed in compliance with 2.104.B.

Corner Side – 10 Ft

Principal Structure height - 30'

Floor Area Ratio: 0.50 (gross floor area, divided by lot area)

Attached garages are limited to 50% of the front façade.

A district's lot minimum is 45' in width and 5,000 square feet in area. Each lot would have provide this minimum width and area, and each lot would have to comply with the lot standards above. The one modification being a lot that is not along a corner (interior side lot lines on both sides) would have to provide 7.5 interior side setbacks on each side.

Any division that creates a new development lot would require subdivision approval under the City's subdivision code. This application would be for the review of a plat of subdivision.