

- C. Legal provision shall be made for permanent access for the maintenance of the exterior portion of the proposed building wall located upon the lot line and for other common elements such as aisles. A permanent ten foot maintenance easement to provide such access shall be secured prior to issuance of a building permit.
- D. Each end unit of a townhouse shall have one (1) side yard of a minimum of 10 feet.
- E. Lot area, width and depth shall be reviewed and approved by the Board of Adjustment on an individual basis, using Subdivision 805.51 as the minimum.
- F. Each dwelling unit shall be provided with separate building access and with separate utility service form the street or rear lot line.
- G. It shall be so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
- H. It will not be a social, environmental or economic liability to the community.

## SUBDIVISION 805. HEIGHT, YARD, AREA AND LOT WIDTH REGULATIONS

### 805.1 Height Regulations.

805.10 Multiple dwellings shall not exceed four (4) stories or forty-five (45) feet in height except any variance to the provisions of this subdivision shall require a setback from all yard lines required in this subdivision an additional distance of one (1) foot for every one (1) foot that the building exceeds the allowable height.

### 805.2 Front Yard Regulations.

805.20 There shall be a front yard having a depth of not less than thirty-five (35) feet.

805.21 There shall be a front yard on each side of a corner lot. No accessory use may project into the prescribed front yard.

### 805.3 Side Yard Regulations.

805.30 There shall be a side yard of not less than fifteen (15) feet for building not exceeding thirty (30) feet in height.