

# Zoning – Dimensional Requirements

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ZONING DISTRICTS	RR	RR-1	R-1AA	R-1A	R-1B	R-1	R-2	R-8	R-12	R-16
<b>Lot Dimensions</b>										
SFR - Min. Lot Width	100'	100'	100'	75'	75'	60'	60'	60'	60'	60'
SFR - Min. Lot Size	40,000 ft <sup>2</sup>	20,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>	8,250 ft <sup>2</sup>	7,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>	6,500 ft <sup>2</sup>
SFR - Min. Depth	---	---	---	---	---	---	---	---	---	---
DUP- Min. Lot Width	---	---	---	---	---	---	75'	75'	75'	75'
DUP - Min. Lot Size	---	---	---	---	---	---	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>
NONR - Min. Lot Width	---	---	---	---	---	---	---	---	---	---
NONR - Min. Lot Size	---	---	---	---	---	---	---	---	---	---
<b>Setbacks for Principle Structures</b>										
Min. Front	40'	30'	30' <sup>(14)</sup>	30'	30'	30'	30'	30'	30'	30' <sup>(14)</sup>
Min. Front, Abutting U.S. 92	---	---	---	---	---	---	---	---	---	---
Min. Front, Abutting RES	---	---	---	---	---	---	---	---	---	---
Min. Front, Other	---	---	---	---	---	---	---	---	---	---
Min. Rear	40'	20'	25'	25'	25'	25'	25'	(1)	(1)	(1)
Min. Rear, Abutting RES	---	---	---	---	---	---	---	---	---	---
Min. Rear, Other	---	---	---	---	---	---	---	---	---	---
Min. Side	---	---	15'	12.5	10'	7.5'	7.5'	(1)	(1)	(1)
Min. Side, Abutting RES	---	---	---	---	---	---	---	---	---	---
Min. Side, Abutting Street	---	---	---	---	---	---	---	---	---	---
Min. Side, Other	---	---	---	---	---	---	---	---	---	---
Min. Interior Side	15'	12'	---	---	---	---	---	(2)	(2)	(2)
Min. Street Side	40'	30'	20'	20'	20'	15'	15'	---	---	---
Max. Impervious Surface	30%	35%	40%	40%	40%	40%	40%	(3)	(3)	(3)
<b>Building Dimensions</b>										
Max. Height	35'	35'	35'	35'	35'	35'	35'	65'	65'	65'
Max. Height Adjacent to RES	---	---	---	---	---	---	---	---	---	---
Max. Height Adjacent to NONR	---	---	---	---	---	---	---	---	---	---
Max. Length	---	---	---	---	---	---	---	150'	150'	150'
Min. Floor Area	1,200 ft <sup>2</sup>	1,200 ft <sup>2</sup>	---	---	---	---	---	---	---	---
Min. Floor Area, 1 Story	---	---	1,800 ft <sup>2</sup>	1,400 ft <sup>2</sup>	1,200 ft <sup>2</sup>	1,000 ft <sup>2</sup>	1,000/1,200 ft <sup>2</sup> (8)	1,000/1,200 ft <sup>2</sup> (8)	1,000/1,200 ft <sup>2</sup> (8)	1,000/1,200 ft <sup>2</sup> (8)
Min. Floor Area, 2 Story, Ground	---	---	1,200 ft <sup>2</sup>	900 ft <sup>2</sup>	900 ft <sup>2</sup>	800 ft <sup>2</sup>	800/900 ft <sup>2</sup> (8)	800/900 ft <sup>2</sup> (8)	800/900 ft <sup>2</sup> (8)	800/900 ft <sup>2</sup> (8)
Min. Floor Area, 2 Story, 2 <sup>nd</sup> Floor	---	---	1,000 ft <sup>2</sup>	500 ft <sup>2</sup>	500 ft <sup>2</sup>	400 ft <sup>2</sup>	400/500 ft <sup>2</sup> (8)	400/500 ft <sup>2</sup> (8)	400/500 ft <sup>2</sup> (8)	400/500 ft <sup>2</sup> (8)
Min. Efficiency, No Bedroom	---	---	---	---	---	---	---	425 ft <sup>2</sup>	425 ft <sup>2</sup>	425 ft <sup>2</sup>
Min. One Bedroom	---	---	---	---	---	---	---	575 ft <sup>2</sup>	575 ft <sup>2</sup>	575 ft <sup>2</sup>
Min. Two + Bedroom	---	---	---	---	---	---	---	(9)	(9)	(9)
<b>Land Use &amp; Density</b>										
Land Use Designation	AC, LD	AC, LD	LD	LD	LD	MD	MD	MD	MD	HD
Zoning Density	1.09	2.18	4.36	5.28	5.81	6.7	11.62	8.0	12.0	16.0



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ZONING DISTRICTS	R-M	P-1	E-1	B-R	C-1	C-2	C-2A	C-2AC	C-3	C-4	M-1
<b>Lot Dimensions</b>											
SFR - Min. Lot Width	50'	75'	75'	75'	60'	---	---	---	---	---	---
SFR - Min. Lot Size	5,000 ft <sup>2</sup>	7,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>	9,000 ft <sup>2</sup>	6,500 ft <sup>2</sup>	---	---	---	---	---	---
SFR - Min. Depth	100'	---	---	---	---	---	---	---	---	---	---
DUP- Min. Lot Width	---	---	---	---	75'	---	---	---	---	---	---
DUP - Min. Lot Size	---	---	---	---	7,500 ft <sup>2</sup>	---	---	---	---	---	---
NONR - Min. Lot Width	---	---	---	---	---	75'	---	---	---	---	75'
NONR - Min. Lot Size	---	---	---	---	---	9,000 ft <sup>2</sup>	---	---	---	---	9,000 ft <sup>2</sup> (12)
<b>Setbacks for Principle Structures</b>											
Min. Front	(4)	30'/35' (5)	30' (14)	20'	30'/30' (7) (14)	20'	---	20' (15)	---	---	---
Min. Front, Abutting U.S. 92	---	---	---	---	---	(14)	---	---	---	---	50'
Min. Front, Abutting RES	---	---	---	---	---	---	---	---	25'	25'	---
Min. Front, Other	---	---	---	---	---	---	---	---	10'	10'	35'
Min. Rear	(4)	25'/25' (5)	30'	---	30'/25' (7)	---	---	---	---	---	25'
Min. Rear, Abutting RES	---	---	---	25'	---	25'	---	25'	25'	25'	---
Min. Rear, Other	---	---	---	10'	---	10'	---	10'	10'	10'	---
Min. Side	(4)	10'/15' (5)	0'	---	0'/7.5' (7)	---	---	---	---	---	---
Min. Side, Abutting RES	---	---	15'	25'	15'/0' (7)	25'	---	25'	25'	25'	---
Min. Side, Abutting Street	---	15'/20' (5)	---	10'	---	20'	---	20'	20'	20'	30'
Min. Side, Other	---	---	---	---	---	10'	---	10'	10'	10'	10'
Min. Interior Side	---	---	---	---	---	---	---	---	---	---	---
Min. Street Side	---	---	---	---	---	---	---	---	---	---	---
Max. Impervious Surface	50%	50%	(6)	70% (16)	60%	70%	---	75%	60%	60%	70%
<b>Building Dimensions</b>											
Max. Height	20'	35'/65' (10)	65'	80'	35'	80'	---	---	---	65'	65' (11)
Max. Height Adjacent to RES	---	---	---	---	---	---	---	---	20'	---	---
Max. Height Adjacent to NONR	---	---	---	---	---	---	---	---	35'	---	---
Max. Length	---	---	---	---	---	---	---	---	---	---	---
Min. Floor Area	---	---	---	---	---	---	---	---	---	---	---
Min. Floor Area, 1 Story	---	---	1,200 ft <sup>2</sup>	---	1,000/1,200 ft <sup>2</sup> (8)	---	---	---	---	---	---
Min. Floor Area, 2 Story, Ground	---	---	900 ft <sup>2</sup>	---	800/900 ft <sup>2</sup> (8)	---	---	---	---	---	---
Min. Floor Area, 2 Story, 2 <sup>nd</sup> Floor	---	---	500 ft <sup>2</sup>	---	400/500 ft <sup>2</sup> (8)	---	---	---	---	---	---
Min. Efficiency, No Bedroom	---	---	---	---	---	---	---	---	---	---	---
Min. One Bedroom	---	---	---	---	---	---	---	---	---	---	---
Min. Two + Bedroom	---	---	---	---	---	---	---	---	---	---	---
<b>Land Use &amp; Density</b>											
Land Use Designation	MD	MO, MC	---	MO, MC	MC	HC	DC	RE	RS	IW	IW
Zoning Density	6.0	4.3	(13)	4.3	12.0	16.0	20.0	20.0	---	---	---

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<b>AC</b> – Agricultural/Conservation	<b>CS</b> – Complex Standards	<b>DC</b> – Downtown Commercial	<b>DUP</b> – Duplex
<b>HC</b> – Highway Commercial	<b>HD</b> – High Density	<b>IW</b> – Industrial/Warehouse	<b>LD</b> – Low Density
<b>MC</b> – Mixed Commercial	<b>MD</b> – Medium Density	<b>MO</b> – Mixed Office/Residential	<b>NONR</b> – Non-Residential
<b>RE</b> – Redevelopment	<b>RES</b> – Residential	<b>RS</b> – Rail Spur Commercial	<b>SFR</b> – Single Family Residential

- (1) Multi-Family: 20' from project perimeter lot line, 40' from the project perimeter lot line when adjacent to single family residential district. May be reduced to 20' if 8' wall is used for visual screening. Single Family and Duplex: Rear – 25'; Side – 7.5'.
- (2) Multi-Family: All buildings shall be set back at least 10' from all interior private roads and parking areas. An additional setback from private roads of 1' shall be required for every 2' of height for structures exceeding 35'. Single Family and Duplex: NS.
- (3) Multi-Family: 1, 2, 3 story – 40%; 4 story – 38%; 5 story – 36%; 6 story – 34%. Single Family and Duplex: 40%.
- (4) Setbacks are from Park Boundaries: Structures shall be located at least 40' from the mobile home park front side or rear property line abutting on public right-of-way.
- (5) Dwellings/Other Uses.
- (6) Educational: 50%. Single Family: 50%. Multi-Family: 1, 2, 3 story – 30%; 4 story – 28%; 5 story – 26%; 6 story – 24%.
- (7) Commercial/Single Family and Duplex.
- (8) Single Family/Duplex.
- (9) Multi-Family: 725 ft<sup>2</sup> plus 150 ft<sup>2</sup> for each additional bedroom.
- (10) Residential/Non-Residential.
- (11) Provided, however, all buildings within any flight, approach and transitional zones must comply with Federal Aviation Administration regulations in addition to the requirements of this Chapter.
- (12) Standards shall not apply to aviation overlay.
- (13) Developments: Single Family – 4.3. Duplex – 4.8. Triplexes – 5.4. Townhouses – 6.2. Apartments – 8.0.
- (14) A 40' vegetative buffer where there is an Emerging Gateway.
- (15) A 30' vegetative buffer where there is a Redevelopment Gateway.
- (16) Floor area ratio is .25 of the total lot area. (Floor area includes all floors of multi-story buildings)