

Appendix II: Site Standards by Zoning Districts									
			Lot Dimensions		Required Setbacks				
District	Minimum Lot Area (s.f.)	Maximum Density (units/acre)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet) ^[1]	Minimum Side Yard (feet) ^[2]	Minimum Rear Yard (feet) ^[3]	Maximum Building Height (feet) ^[4]	Maximum Lot Coverage
A-1 Agricultural District	5 acres	0.2 upa	300	300	65	30	30	35	15%
R-1 Estate Residential District	1 acre	1 upa	150	200	50	30	30	35	25%
R-2 Low Density Residential District	17,500	2 upa	100	150	30	20	20	35	35%
R-3 Medium Density Residential District	10,000	4 upa	90	100	25	15	20	35	40%
R-4 High Density Residential District	7,000	6 upa	60	100	25	10	20	35	50%
R-5 Downtown Residential District	5,000	8 upa	50	75	15	5	15	35	80%
MX Mixed Use Neighborhood District	4,500	10 upa	60 ^[5]	75	10	5	10	40	80%
CBD Central Business District	2,500	n/a	25	75	0 ^[6]	0	25	50	80%
C-1 General Commercial District	10,000	n/a	75	100	30 ^[6]	15	20	40	50%
C-2 Commercial Corridor District	15,000	n/a	100	125	40	15	25	40	50%
PS Public Service District	10,000	n/a	75	100	30	15	25	50	50%
I-1 Industrial District	1 acre	n/a	200	200	50	30	35	80	65%

[1] Corner lots on public streets have front setback lines along each street. The remaining two sides represent side setbacks (Sec. 8.1.3).

[2] Residential garages which are front-loading (directly facing a street) shall have a minimum 40 foot front setback, not applicable to the dwelling (Sec. 11.2.2).

[3] For attached dwelling units, this requirement only applies to the outside walls (Sec. 8.1.3).

[4] Accessory towers, agricultural storage structures, windmills, and similar agricultural structures shall be permitted to exceed the maximum height if approved by the Mayor (Sec. 8.4.1; 11.8.3).

[5] Lot dimensions may be reduced up to 20 feet (to a minimum of 40 feet wide), under special circumstances with Board Approval (Chapter 7, Part 8).

[6] Commercial buildings with parking in front of the building shall have a minimum 75 foot front setback (Sec. 8.1.3).