

Appendix B TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A		SUBPART A	SUBPART B					SUBPART C								SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)								
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Small Lot Development Standards	Maximum Height Limitation (in feet)
D	R-1	No minimum	Single-family dwelling	20,000	125	150	None	30	30	100	15	20	40	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
D.1	R-1	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	30	30	100	15	20	40	See Chapter 20.10	N/A	35
E	R-2	No minimum	Single-family dwelling	10,000	80	110	None	25	25	60	8	10	20	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
E-1	R-2	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	20	See Chapter 20.10	N/A	35
F	R-2A	No minimum	Single-family dwelling	8,000	70	100	None	25	25	60	8	10	16	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
F.1	R-2A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	16	See Chapter 20.10	N/A	35
G	R-3	No minimum	Single-family dwelling	6,000	60	90	None	20	20	50	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
G.1	R-3	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	20	20	50	5	10	N/A	See Chapter 20.10	N/A	35
H	R-3A	No minimum	Single-family dwelling	5,000	50	90	None	15, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
H.1	R-3A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	15, except that a 20' driveway must be provided	15	45	5	10	N/A	See Chapter 20.10	N/A	35
I	R-4	No minimum	Single-family dwelling	6,000	50	90	None	10, except that a 20' driveway	10	45	5	10	N/A	Accessory structures, see	See Section 20.10.625	35

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								must be provided						Section 20.10.030		
I.1	R-4	No minimum	Two-family dwelling (Duplex)	7,000	70	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
I.2	R-4	No minimum	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	N/A	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
J	R-5	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
J.1	R-5	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
J.2	R-5	No minimum	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	N/A	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
K	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Manufactured homes	4,000	40	90	See Development Standards in Section 20.10.540 of this title	20	5	N/A	5	10	N/A	See Development Standards in Section 20.10.540 of this Title	N/A	16
K.1	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Other permitted uses, except as otherwise specified in this title	4,000	40	90	See Chapter 20.10	20	5	N/A	5	10	N/A	See Chapter 20.10	N/A	35

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L	A-1	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
L.1	A-1	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
L.2	A-1	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes) & apartments	24,000	60	100	Minimum lot area of 2,400 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	N/A	35
L.3	A-1	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
L.4	A-1	No Minimum	Apartments and Mixed Use Residential Development	24,000	60	100	Multi-family: maximum of 145 units per acre; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	See Section 20.10.363	45
M	A-2	No minimum	Single-family dwelling	3,500	35	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
M.1	A-2	No minimum	Two-family dwelling (Duplex)	5,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
M.2	A-2	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes) & apartments	6,000	50	100	Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	0	25	N/A	5	10	N/A	N/A	N/A	35
M.3	A-2	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
M.4	A-2	No minimum	Apartments and Mixed Use Residential Development	6,000	50	100	Multi-family: maximum of 145 units per acre; open space	0	25	N/A	5	10	N/A	N/A	See Section 20.10.363	45

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							<u>minimum of 50% for interior lots and 40% for corner lots</u>									
N	A-3	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
N.1	A-3	No minimum	Two-family dwelling (Duplex)	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	N/A	35
N.2	A-3	No minimum	Single-family attached dwellings (Atrium, Patio, Condominium and Townhomes) & apartments	4,000	50	80	Minimum lot area of 750 sf per unit; except for buildings 3 stories or more in height, minimum lot area of 500 sf per unit is required; minimum open space of 40% of interior lots and 30% of corner lots	0	20	N/A	4	5	N/A	N/A	N/A	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
N.3	A-3	No minimum	Other permitted uses, except as otherwise specified in this title	2,400	40	60	See Chapter 20.10	20	25	N/A	15	20	N/A	See Chapter 20.10	N/A	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
N.4	A-3	No minimum	Apartments and Mixed Use Residential Development	4,000	50	80	Multi-family: maximum of 145 units per acre; minimum open space of 40% of interior lots and 30% of corner lots	0	20	N/A	4	5	N/A	N/A	See Section 20.10.363	45
O	A-4	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
O.1	A-4	No minimum	Two-family dwelling (Duplex)	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	N/A	35
O.2	A-4	No minimum	Single-family attached dwellings (Atrium, Patio, Condominium and	20,000	100	100	Multi-family: maximum of 145 units per acre; Multi-family: minimum floor	0	20	N/A	4	10	N/A	Perimeter designed to ensure compatibility with adjacent	N/A	Per approved site development plan

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			Townhomes) & apartments				area of 300 sf per dwelling unit							development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW		
O.3	A-4	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	100	See Chapter 20.10; mixed-use developments shall be designed in a manner that separates the residential and non-residential uses	20	25	N/A	5	10	N/A	Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW	N/A	Per approved site development plan
O.4	A-4	No minimum	Apartments and Mixed Use Residential Development	4,000	50	80	Multi-family: maximum of 145 units per acre; open space minimum of 50% for interior lots and 40% for corner lots	0	20	N/A	4	10	N/A		See Section 20.10.363	45
P	A-0	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.1	A-0	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.2	A-0	No minimum	Single-family attached dwellings (Atrium, Patio, Condominium and	6,000	50	100	Minimum lot area of 750 sf per dwelling unit; lot	0	25	N/A	5	10	N/A	N/A	N/A	Max height equal to the distance between the centerline of

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			<u>Townhomes) & apartments</u>				coverage not to exceed 50%									<u>abutting street and face of the building abutting that street.</u> <u>45</u>
P.3	A-0	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	50	90	See Chapter 20.10	0	5	N/A	5	10	N/A	See Chapter 20.10	<u>N/A</u>	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
<u>P.4</u>	<u>A/O</u>	<u>No minimum</u>	<u>Apartments and Mixed Use Residential Development</u>	<u>6,000</u>	<u>50</u>	<u>90</u>	<u>Multi-family: maximum of 145 units per acre</u>	<u>0</u>	<u>5</u>	<u>N/A</u>	<u>5</u>	<u>10</u>	<u>N/A</u>	<u>N/A</u>	<u>See Section 20.10.363</u>	<u>45</u>
Q	A-3/0	No minimum	Churches	N/A	150	200	N/A	20	10	N/A	5	10	N/A	N/A	<u>N/A</u>	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'.
Q.1	A-3/0	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit; open space requirement of 40% of the lot area of an interior lot and 30% of a corner lot	0	10	N/A	5	10	N/A	See Chapter 20.10	<u>N/A</u>	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'.
<u>Q.2</u>	<u>A-3/O</u>	<u>No minimum</u>	<u>Apartments and Mixed Use Residential Development</u>	<u>6,000</u>	<u>50</u>	<u>90</u>	<u>Multi-family: maximum of 145 units per acre</u>	<u>0</u>	<u>10</u>	<u>N/A</u>	<u>5</u>	<u>10</u>	<u>N/A</u>	<u>N/A</u>	<u>See Section 20.10.363</u>	<u>45</u>
R	A-M	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	<u>See Section 20.10.625</u>	35

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R.1	A-M	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
R.2	A-M	No minimum	Apartments and Residential Mixed Use development	6,000	50	100	Multi-family: maximum of 145 units per acre Minimum lot area of 1,750-sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	See Section 20.10.363	35-45
R.3	A-M	No minimum	Manufactured home park	20,000	100	200	See Development Standards in Section 20.10.340 of this title	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.340 of this Title	N/A	Maximum height for manufactured homes 16', all other buildings 35'
R.4	A-M	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	60	100	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
S	COP	No minimum	Other permitted uses, except as otherwise specified in this title All uses	20,000	150	100	Each site shall have a minimum street frontage of 150 feet along a street with adequate capacity to serve the proposed project, except that lots abutting a cul de sac or turning heel shall have a minimum average lot width of 150 feet	20	5	N/A	5	10	N/A	Required front yards shall be landscaped except for necessary walks and drives; this area may be included in meeting landscape requirements of Title 18	N/A	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
S.1	COP	No minimum	Apartments and Mixed Use Residential development	6,000	50	100	Multi-family: maximum of 145 units per acre	20	5	N/A	5	10	N/A	N/A	N/A	See Section 20.10.363
T	C-1	No minimum	Apartments and Mixed Use Residential development	1,500-per dwelling-unit N/A	N/A	N/A	Multi-family: maximum of 145 units per acre Maximum of 29 units per acre	0	25 10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363 of this Title	N/A	35-45 ; may exceed 35-45 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35-45 .
T.1	C-1	No minimum	Other permitted uses, except as	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 feet when an

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			otherwise specified in this title								residential or apartment district					additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
U	C-2	No minimum	Apartments Apartments and Mixed Use Residential development	1,500-per dwelling-unit N/A	N/A	N/A	Multi-family: maximum of 145 units per acre Maximum of 29 units per acre	0	25-10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	N/A	35-45 ; may exceed 35-45 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35-45 .
U.1	C-2	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	N/A	See Development Standards in Section 20.10.610 of this Title
U.2	C-2	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
V	C-3	No minimum	Apartments and Mixed Use Residential development	1,500-per dwelling-unit N/A	N/A	N/A	Multi-family: maximum of 145 units per acre Maximum of 29 units per acre	0	25-10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363 of this Title	N/A	35-45 ; may exceed 35-45 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35-45 .
V.1	C-3	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the	200	200	See Development Standards in Section 20.10.610 of this title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	N/A	See Development Standards in Section 20.10.610 of this Title

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				minimum shall be 1 acre												
V.2	C-3	No minimum	Manufactured home park	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this Title	N/A	See Development Standards in Section 20.10.340 of this Title
V.3	C-3	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
W	C-4	No minimum	Apartments <u>and Mixed Use Residential development</u>	Minimum site area of 4,000 sf N/A	50 N/A	N/A	<u>Multi-family: maximum of 145 units per acre</u> Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit	0	25 -10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 <u>and 20.10.363</u> of this title	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
W.1	C-4	No minimum	Manufactured home parks	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this title	N/A	See Development Standards in Section 20.10.340 of this title
W.2	C-4	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.5	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
X	C-5	No minimum	Apartments <u>and Mixed Use Residential development</u>	Minimum site area of 4000 sf	50	N/A	<u>Multi-family: maximum of 145 units per acre</u> Each apartment dwelling unit shall have a minimum of 400 sf	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.380 <u>and 20.10.363</u> of this title	N/A	N/A
X.1	C-5	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	N/A

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Y	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Extraction operations	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this title	100	100	N/A	100	100	N/A	See Development Standards in Section 20.10.500 of this title	N/A	N/A
Y.1	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Accessory uses	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this title	25	25	N/A	25	25	N/A	See Development Standards in Section 20.10.500 of this title	N/A	N/A
Z	M-1/ M-2/ M-3	No minimum	All uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.0	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
AA	R-F	None	Single-family dwelling	1 acre	125	200	Secondary Manufactured home, see Section 20.10.600	50	50	N/A	20	25	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
AA.1	R-F	None	Nursery, greenhouse, raising or harvesting field (tree or bush crops), poultry, pasturage	5 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.2	R-F	None	Small or large animal veterinary hospital or clinic	1 acre	100	150	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.3	R-F	None	Kennels & animal training establishments	6 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from	N/A	35

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														any major arterial right-of-way as shown on the City's major thoroughfare plan		
AA.4	R-F	None	Feeder lots	20 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.5	R-F	None	Other permitted uses, except as otherwise specified in this title	1 acre	125	200	See Chapter 20.10	50	50	N/A	20	25	N/A	See Chapter 20.10	N/A	35
BB	PMD	1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered	All Uses: maximum density per gross acre is determined on a percent average slope basis of the property (see Section 20.10.370 of this title)	No minimum; except where private open space is proposed, a minimum lot area of one-half (1/2) acre for single & two-family dwellings	None	None	See Section 20.10.370 of this title	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	N/A	5, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10' between detached structures, plus 2 additional feet of separation for each story over 2; minimum 10' setback for all structures abutting public or private ROW; except that a 20' driveway is required	See Chapter 20.10	N/A	35; measured from the lowest living area floor level & shall not exceed 35 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses
BB.1	PMD	<u>1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered</u>	<u>Apartments and Mixed Use Residential development</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>Multi-family: maximum of 145 units per acre</u>	<u>0</u>	<u>0</u>	<u>N/A</u>	<u>0</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>See Chapter 20.10.370 and 20.10.363</u>	<u>45; measured from the lowest living area floor level & shall not exceed 45 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on</u>

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																surrounding land uses
CC	S-D	1 acre (City Council may designate sites of less than one acre) None	Single-family detached	4,000	40	100	See Section 20.10.360 of this title; reduced lot sizes may be requested thru approval of a site development plan	10, except that a 20' driveway must be provided	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this title; reduced setbacks may be requested thru approval of a site development plan	See Section 20.10.625	45; except in developments of more than 25 acres or as approved by City Council
CC.1	S-D	1 acre (City Council may designate sites of less than one acre) None	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	Max of 20 dwelling units per acre N/A	20	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this title; reduced setbacks may be requested thru approval of a site development plan	N/A	45; except in developments of more than 25 acres or as approved by City Council
CC.2	S-D	1 acre (City Council may designate sites of less than one acre) None	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	20	10	N/A	10 feet between structures	10	N/A	N/A	N/A	45
DD	U-P	See Development Standards in Section 20.10.360 of this title	Single-family detached & attached, two-family	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	Accessory structures, see Section 20.10.030	N/A	See Development Standards in Section 20.10.360 of this title
DD.1	U-P	See Development Standards in Section 20.10.360 of this Title	Apartments and Mixed Use Residential development	No minimum	N/A	N/A	Multi-family: maximum of 145 units per acre See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	See Development Standards in Section 20.10.360 of this title 45
DD.2	U-P	See Development Standards in Section 20.10.360 of this title	Residential/Commercial mixed-use	No minimum	No minimum	N/A	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	See Development Standards in Section 20.10.360 of this title
DD.3	U-P	See Development Standards in Section 20.10.360 of this title	Church	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title
DD.4	U-P	See Development Standards in Section 20.10.360 of this title	Performing arts center	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	90
DD.5	U-P	See Development Standards in Section 20.10.360 of this title	Sports area (multi-purpose)	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	90
EE	P-R I	1 acre; extensions to the original district from a	Single-family detached	4,000	40	100	Maximum of 7 units per acre; lot size may be	10, except that a 20' driveway	10	N/A	10 between structures	10	N/A	See Section 20.10.360 of this title; setbacks	See Section 20.10.625	35; except as approved by City Council

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		common boundary may be considered in increments of 1 acre or less.					reduced by site development plan; see Development Standards in Section 20.10.360	must be provided						may be reduced if approved on site development plan		
EE1	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site development plan	As approved on site development plan	Maximum of 7 units per acre; see Development Standards in Section 20.10.360 N/A	As approved on site development plan	As approved on site development plan	N/A	10 between structures	As approved on site development plan	N/A	See Section 20.10.360 of this title; setbacks determined by site development plan	N/A	35; except as approved by City Council
EE2	P-R I	<u>1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.</u>	<u>Apartments and Mixed Use Residential development</u>	<u>4,000</u>	<u>40</u>	<u>100</u>	<u>Multi-family; maximum of 145 units per acre</u>	<u>10</u>	<u>10</u>	<u>N/A</u>	<u>10 between structures</u>	<u>10</u>	<u>N/A</u>	<u>See Section 20.10.360 and 20.10.363</u>	<u>N/A</u>	<u>45; except as approved by City Council</u>
FF	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 14 units per acre; lot size maybe reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	20	N/A	10 between structures	10	N/A	See Section 20.10.360 of this title; setbacks may be reduced if approved on site development plan	<u>See Section 20.10.625</u>	35; except as approved by City Council
FF.1	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site development plan	As approved on site development plan	Maximum of 14 units per acre; see Development Standards in Section 20.10.360 N/A	As approved on site development plan	As approved on site development plan	N/A	10 between structures	As approved on site development plan	N/A	See Section 20.10.360 of this title; setbacks determined by site development plan	N/A	35; except as approved by City Council
FF.2	P-R II	<u>1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.</u>	<u>Apartments and Mixed Use Residential development</u>	<u>4,000</u>	<u>40</u>	<u>100</u>	<u>Multi-family; maximum of 145 units per acre</u>	<u>10</u>	<u>10</u>	<u>N/A</u>	<u>10 between structures</u>	<u>10</u>	<u>N/A</u>	<u>See Section 20.10.360 and 20.10.363</u>	<u>N/A</u>	<u>45; except as approved by City Council</u>
GG	P-C	No minimum	Neighborhood shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	25

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GG.1	P-C	No minimum	Community shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	45
GG.2	P-C	No minimum	Regional shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	100' or 8 stories, provided any building over 45' is located at least 300' from any residential or apartment district where the height limit is less than 100'
GG.3	P-C	No minimum	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	See Chapter 20.10	N/A	Per approved site development plan
GG.4	P-C	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	10	10	N/A	10	10	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	45; except as approved by City Council
HH	P-I	No minimum	All Uses, except as otherwise specified in this title	12,000	80	150	Floor area ratio not to exceed 50%; see Chapter 20.10	15	10, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	N/A	0, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	10	N/A	Where a P-I tract abuts railroad property containing a spur track on the rear or side property line, structures may extend to the property line for the purpose of receiving railroad service.	N/A	No building shall exceed 40', not including machinery rooms, spires, antennas, etc.
II	SRR	1,000 sf	Single-family attached & detached	1,000	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	35 feet; additional height may be granted by special permit
II.1	SRR	2,400	Two-family	2,400	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft.	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	35 feet; additional height may be granted by special permit

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								or less street ROW								
II.2	SRR	3,000	Apartments <u>and Mixed Use Residential development</u>	3000 sf site area; 500-sf lot area required per dwelling unit	N/A	N/A	<u>Multi-family: maximum of 145 units per acre</u> See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	<u>N/A</u>	35-45 feet; additional height may be granted by special permit
II.3	SRR	1,000 sf	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Chapter 20.10	<u>N/A</u>	35 feet: additional height may be granted by special permit
JJ	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	<u>N/A</u>	No maximum; determined by master zoning plan
<u>JJ.1</u>	<u>R-MU</u>	<u>1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.</u>	<u>Apartments and Mixed Use Residential development</u>	<u>No Minimum</u>	<u>No Minimum</u>	<u>No Minimum</u>	<u>Multi-family: maximum of 145 units per acre</u>	<u>No minimum</u>	<u>No minimum</u>	<u>N/A</u>	<u>No minimum</u>	<u>No minimum</u>	<u>N/A</u>	<u>See Development Standards in Section 20.10.360 and 20.10.363 of this title</u>	<u>N/A</u>	<u>No maximum</u>
KK	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	<u>N/A</u>	No maximum; determined by master zoning plan
<u>KK.1</u>	<u>G-MU</u>	<u>3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.</u>	<u>Apartments and Mixed Use Residential development</u>	<u>No Minimum</u>	<u>No Minimum</u>	<u>No Minimum</u>	<u>Multi-family: maximum of 145 units per acre</u>	<u>No Minimum</u>	<u>No Minimum</u>	<u>N/A</u>	<u>No Minimum</u>	<u>No Minimum</u>	<u>N/A</u>	<u>See Development Standards in Section 20.10.360 and 20.10.363 of this title</u>	<u>N/A</u>	<u>No Maximum</u>
LL	I-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	<u>N/A</u>	No maximum; determined by master zoning plan
MM	NOS	1 acre; extensions to the original district from a common	See permitted uses in Section 20.10.385	43,560	N/A	N/A	See Development Standards in Section 20.10.385	10	10	N/A	10	10	N/A	See development standards in Section 20.10.385	<u>N/A</u>	35

		boundary may be considered in increments of 1 acre or less.														
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(Ord. No. 17306, § 7, 4-6-2010; Ord. No. 17625, § 1, 8-16-2011; Ord. No. 17756, § 1(Exh. A), 3-20-2012; Ord. No. 18289, § 1, 12-16-2014; Ord. No. 18459, §§ 1, 2, 1-12-2016; Ord. No. 019578, § 73—77, 12-12-2023)

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