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ZONING DISTRICTS GUIDEBOOK

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A-1, Agricultural

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R-E, Residential Estate

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R-2, Medium Density Two Family and
Townhome Residential

R-3, Medium-High Density Multifamily
Residential

R-4, High Density Multifamily Residential

R-MH, Manufactured Home Residential

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A-1, Agricultural District



The regulations for the A-1, Agricultural District are designed to preserve and protect prime agricultural lands and to protect undeveloped areas from intensive uses until a use pattern is approved.

Maximum Height Allowed: 40 feet

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Min. lot depth	Max. lot coverage	
						Interior lot	Exterior lot
A-1	All	217,800 (5 acres)	217,800 (5 acres)	100'	100'	30%	30%

Minimum Setback Standards:

District	Building Type	Front	Side		Rear
			Interior	Exterior	
A-1	All	30'	30'	30'	30'

Garage Setback Standards: *Applicable to attached and detached garages.*

- Garage, Street Facing: 30 ft. from the property line the garage faces
- Garage, Side- or Rear-loading: 20 ft. from the facing property line
- Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	1,000 sq. ft.	1,000 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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A-1, Agricultural District

Land Uses:

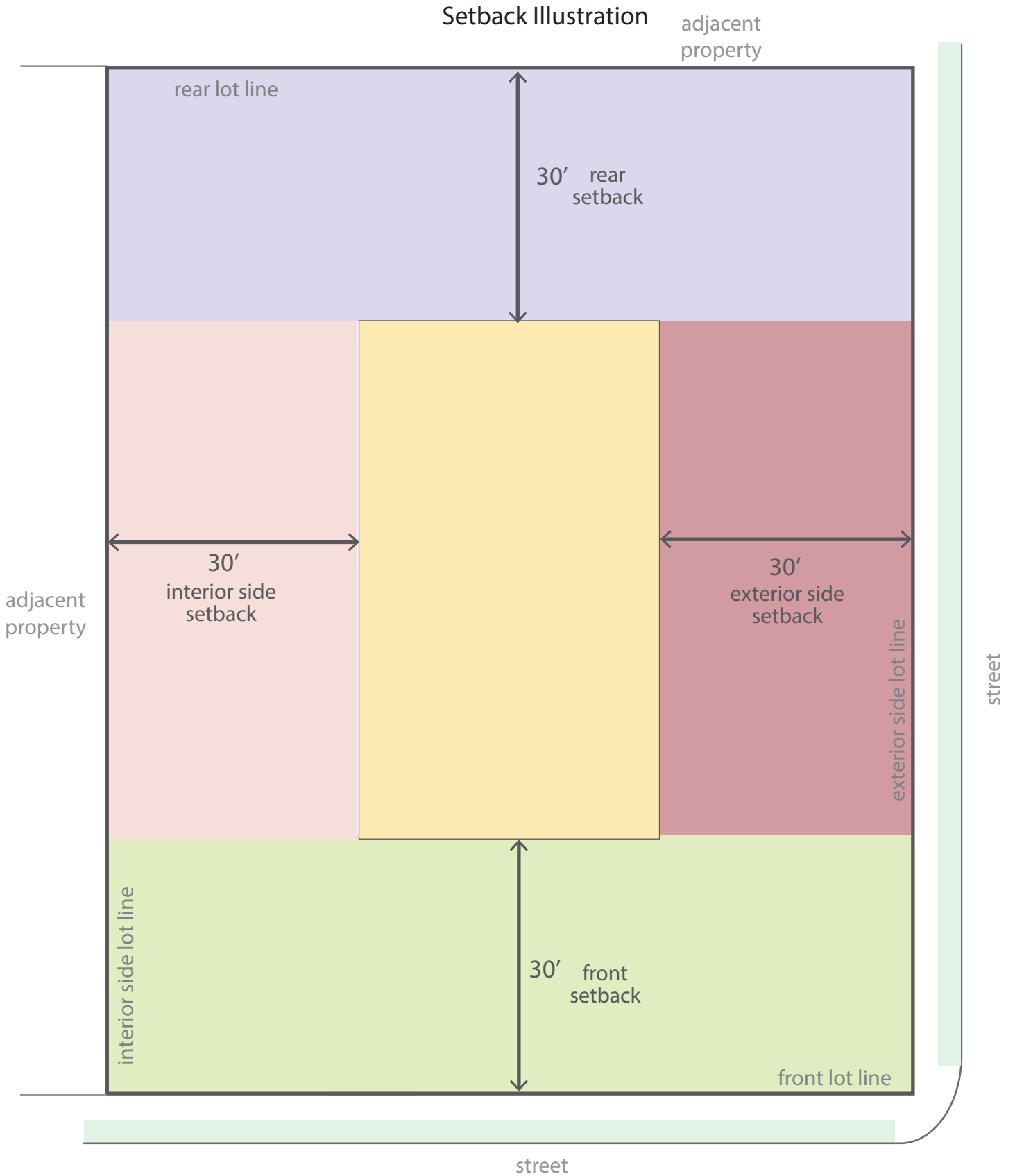
Allowed by Right	Conditional	Accessory
<p>Agriculture and Animals Agriculture Agricultural product processing Agriculture-related business Animal clinic Animal kennel or shelter Animal - domestic or household Animal - farm Apiculture Botanical garden Chicken, hobby Community garden Greenhouse Livestock market Plant nursery Stable, commercial</p> <p>Residential Dwelling - modular Dwelling - single family</p> <p>Recreation, Education & Assembly Golf course Park - community Park - mini Park - neighborhood Park - recreational vehicle park</p> <p>Services Cemetery or mausoleum Child care – licensed center Child care – registered family home (5 children) Correctional facility or jail Governmental service facility</p> <p>Retail Mobile food vendor</p> <p>Industrial and Warehousing Taxidermy</p>	<p>Agriculture and Animals Animal - exotic Slaughterhouse</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Arena / auditorium Community center Commercial recreation facility - indoor Commercial recreation facility - outdoor Country club Educational facility Event center Museum Outdoor music venue Religious facilities</p> <p>Services Adult day care Auto or equipment auction Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Industrial and Warehousing Mining Salvage yard</p> <p>Transportation / Utilities Airport facilities Sewage treatment plant Solid waste disposal Utility facility Wind energy system, large Wireless communication facility (cell towers)</p> <p>Other Temporary uses Donation boxes</p>	<p>Residential Dwelling – accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential</p>

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A-1 Agricultural

Setback Illustration



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R-E, Residential Estate District



The R-E District is an extremely low density residential district designed to provide for maximum privacy through the use of open spaces, permit the keeping of animals, specifically approved by the Planning Commission, promote scenic attraction, expand and promote residential alternatives and encourage the development of residential areas most protective of the environment.

- Maximum Height Allowed:** 36 feet
- Minimum Street Frontage:** 20 feet
- Minimum Width of Corner Lots:** 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-E	All	87,120 (2 acres)	-	100'	10%	15%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-E	All	30'	30'	30'	30'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

- Garage, Street Facing: 30 ft. from the property line the garage faces
- Garage, Side- or Rear-loading: 20 ft. from the facing property line
- Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	1,000 sq. ft.	1,000 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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R-E, Residential Estate District

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

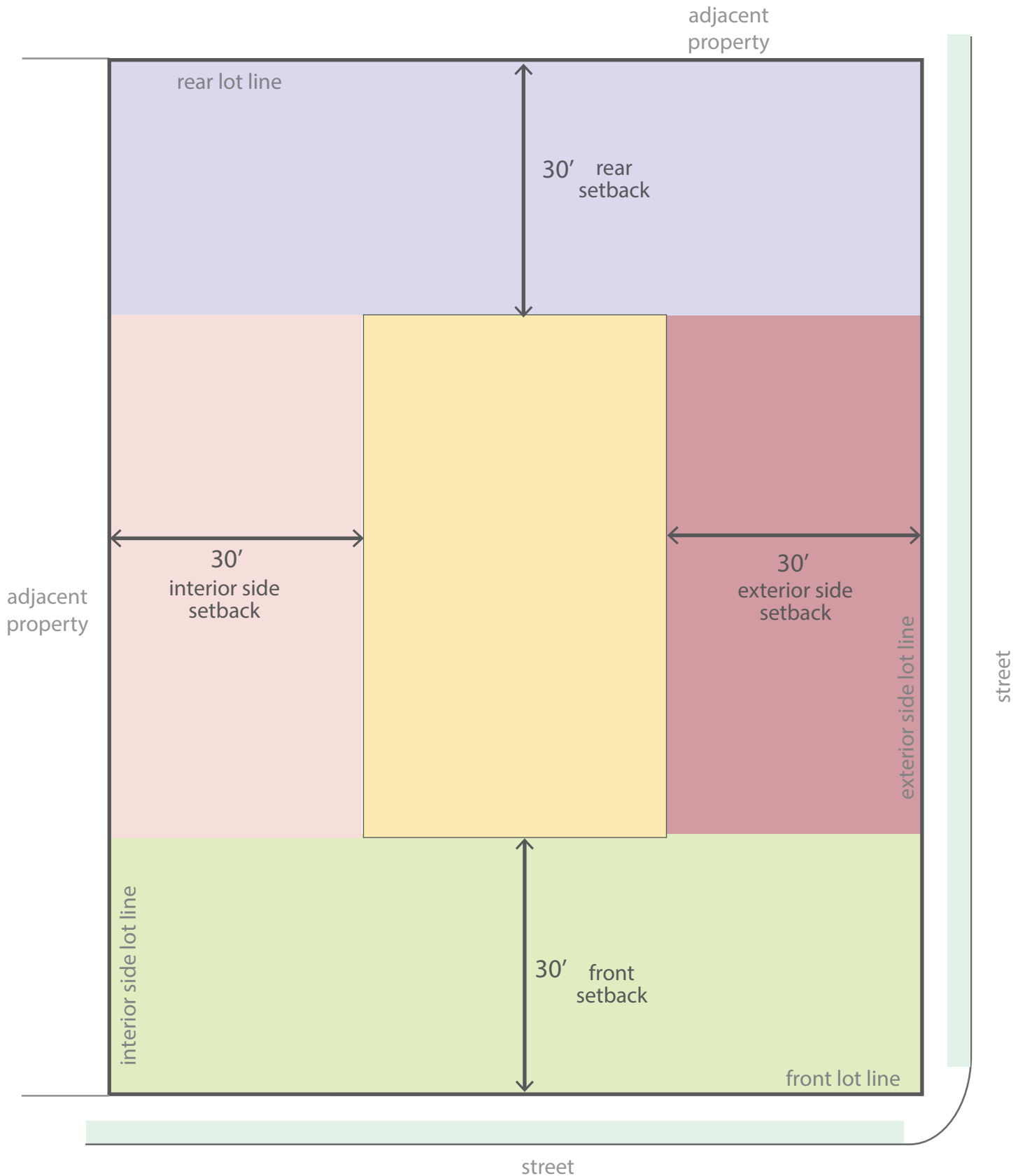
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Chicken, hobby Community garden Greenhouse</p> <p>Residential Dwelling - single family</p> <p>Recreation, Education & Assembly Library Park - community Park - mini Park - neighborhood</p> <p>Services Child care – registered family home (5 children)</p>	<p>Agriculture and Animals Animal - farm Botanical garden Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Agriculture and Animals Apiculture</p> <p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory – nonresidential Donation Boxes</p>

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R-E, Residential Estate Setback Illustration



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R-1, Low Density Single Family Residential



The R-1 District serves low density developments in which housing is generally of the highest value and where strict separation of land uses is desired. Since R-1 Districts are separated from all commercial and industrial activity, access to connecting traffic arteries is essential.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 ft. at building line.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-1	All	6,000	-	60'	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-1	All	20'	7'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

- Garage, Street Facing: 30 ft. from the property line the garage faces
- Garage, Side- or Rear-loading: 20 ft. from the facing property line
- Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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R-1, Low Density Single Family Residential

Residential Tree Planting: For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

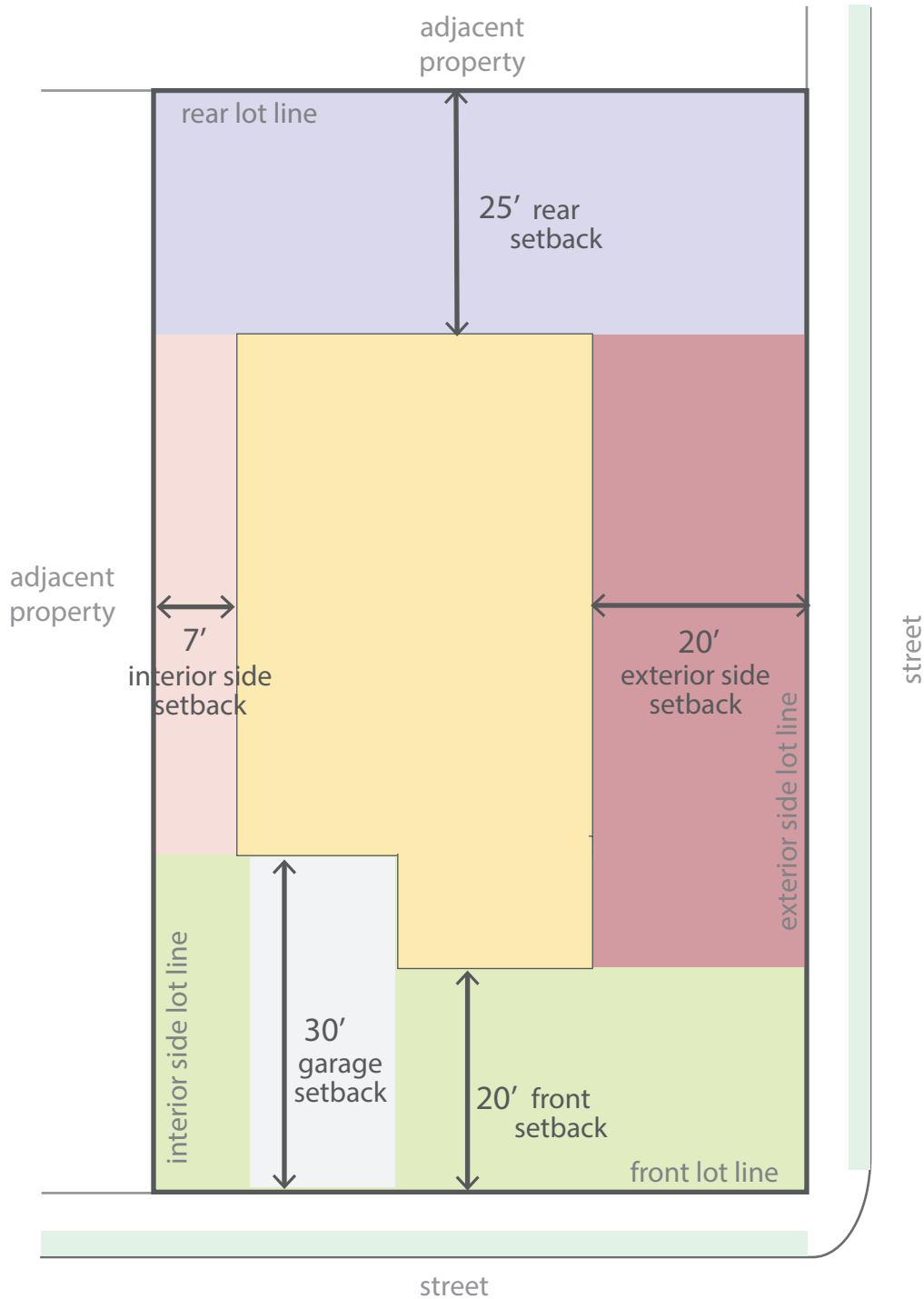
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - modular Dwelling - single family</p> <p>Recreation, Education & Assembly Library Park - community Park - mini Park – neighborhood</p> <p>Services Child care – registered family home (5 children)</p> <p>Retail Mobile food vendor</p>	<p>Agriculture and Animals Animal - farm Botanical garden Urban farm</p> <p>Residential Home occupation - type a</p> <p>Recreation, Education & Public Aquarium Community center Country club Educational facility Golf course Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary Uses</p>	<p>Agriculture and Animals Apiculture Hobby chicken</p> <p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation boxes</p>

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R-1, Low Density Single Family Residential

Setback Illustration



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R-2, Medium Density Two Family and Townhome



The R-2 District encourages the basic land use restrictions as the R-1 District. It allows slightly higher population density than the R-1 District, with residential and related uses separated from commercial and industrial activity. Such a district shall encourage and maintain duplex and patio home development at appropriate locations. The R-2 District has a dual purpose. First, the district should provide areas for the development of two-family residential structures. Second, the district should facilitate conversion of one family residences to two-family use in established developed areas. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can be established. Such a district can also be located in medium density areas where conversion may facilitate their continuation as a desirable area.

Maximum Height Allowed: 36 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 ft. at building line.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-2	Single-family	5,000	-	50'	40%	45%
	Two-family	5,000	-	50'	50%	55%
	Townhouse unit	2,000	-	20'	-	-
	Townhouse structure	6,000	2,000	60'	65%	70%
	All others not listed	6,000	6,000	60'	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-2	All	20'	7'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

- Garage, Street Facing: 30 ft. from the property line the garage faces
- Garage, Side- or Rear-loading: 20 ft. from the facing property line
- Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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R-2, Medium Density Two Family and Townhome

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

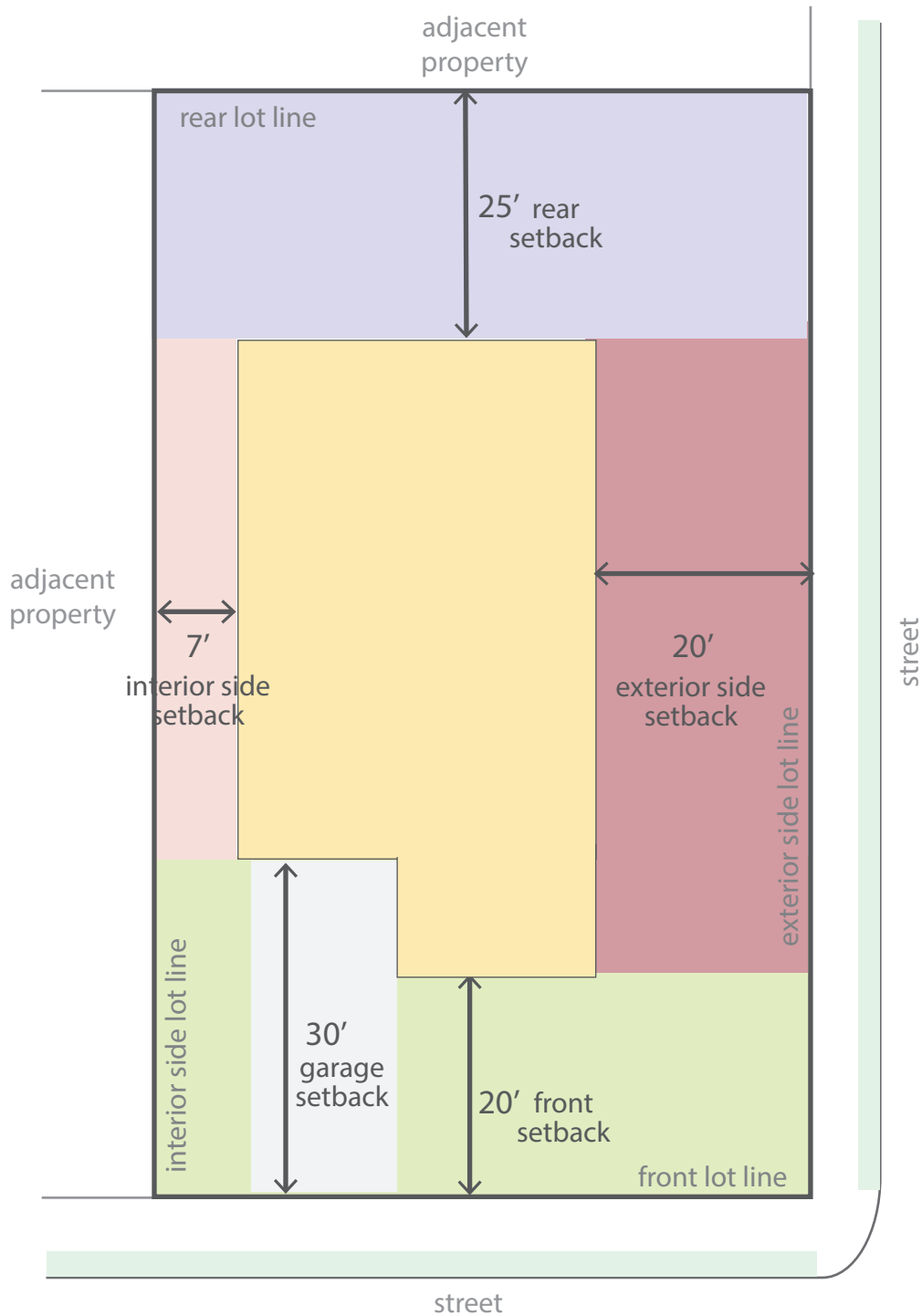
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family</p> <p>Recreation, Education & Assembly Library Park - mini Park - neighborhood</p> <p>Services Child care – registered family home (5 children)</p> <p>Retail Mobile food vendor</p>	<p>Agriculture and Animals Botanical garden Urban farm</p> <p>Residential Home occupation - type b Recreation, Education & Public Assembly Aquarium Community center Country club Educational facility Golf course Museum Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary Uses</p>	<p>Agriculture and Animals Chicken, hobby</p> <p>Residential Dwelling - accessory Home occupation – type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory – nonresidential Donation boxes</p>

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R-2, Medium Density Two Family & Townhome Residential

Setback Illustration



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R-3, Medium-High Density Multifamily Residential



The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used in suburban portions of the city as buffer or transitional zones between single-family and other uses not compatible with low density residential development. Within this district, zero lot line and townhouses are permitted.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: 20 feet

Minimum Width of Corner Lots: 75' at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-3	Single-family	5,000	-	50'	40%	45%
	Two-family	5,000	-	50'	50%	55%
	Townhouse unit	2,000	-	20'	-	-
	Townhouse structure	6,000	2,000	60'	65%	70%
	Multi-family	6,000	1,500	60'	65%	70%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-3	All	20'	10'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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R-3, Medium-High Density Multifamily Residential

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

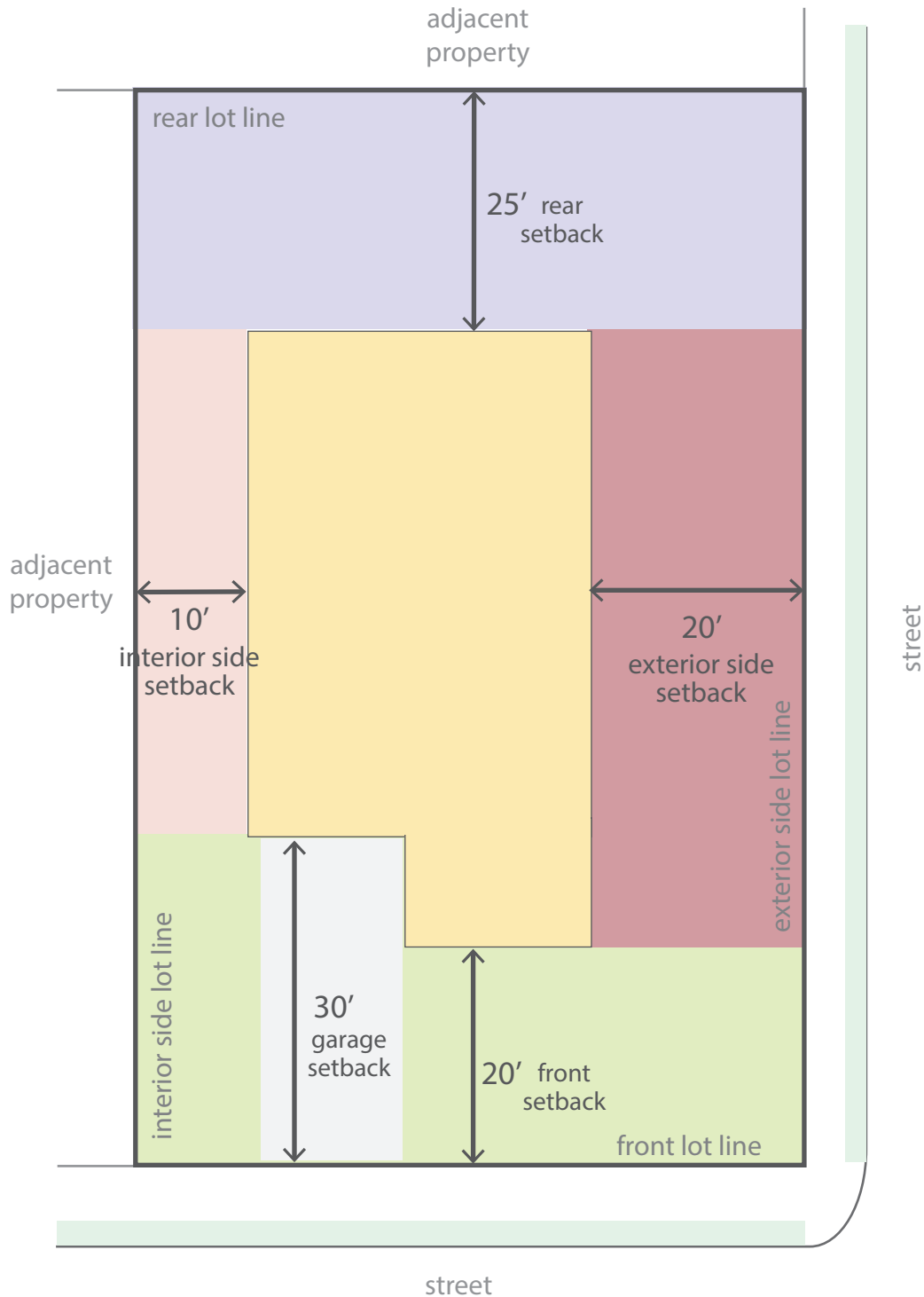
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter</p> <p>Recreation, Education & Assembly Library Park - mini Park - neighborhood</p> <p>Services Child care – registered family home (5 children)</p> <p>Retail Mobile food vendor</p>	<p>Agriculture and Animals Botanical garden Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Public Aquarium Community center Country club Educational facility Golf course Museum Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory – nonresidential Donation boxes</p>

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R-3, Medium-High Density Multifamily Residential

Setback Illustration



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R-4, High Density Multifamily Residential



The R-4 District is established in order to provide high-density residential development. This area could exist in the older sections and newer developed areas of town. Such a district may be developed adjacent to, or in conjunction with neighborhood commercial or shopping center development. Adequate public utilities and services shall exist prior to or be provided in conjunction with development. Such a district may exist as a buffer zone between single-family and non-compatible use districts. Within this district, buildings, structures or uses having commercial characteristics and not planned as a main part of the total development shall be excluded.

- Maximum Height Allowed:** 50 feet
- Minimum Street Frontage:** 20 feet
- Minimum Width of Corner Lots:** 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
District	Two-family	5,000	-	50'	50%	55%
	Townhouse unit	2,000	-	20'	-	-
	Townhouse structure	6,000	2,000	60'	65%	70%
	Multi-family	10,000	800	100'	50%	55%
	All others not listed	10,000	-	100'	50%	55%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-4	All	20'	10', 30' when adjacent to single-family	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

- Garage, Street Facing: 30 ft. from the property line the garage faces
- Garage, Side- or Rear-loading: 20 ft. from the front property line
- Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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R-4, High Density Multifamily Residential

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

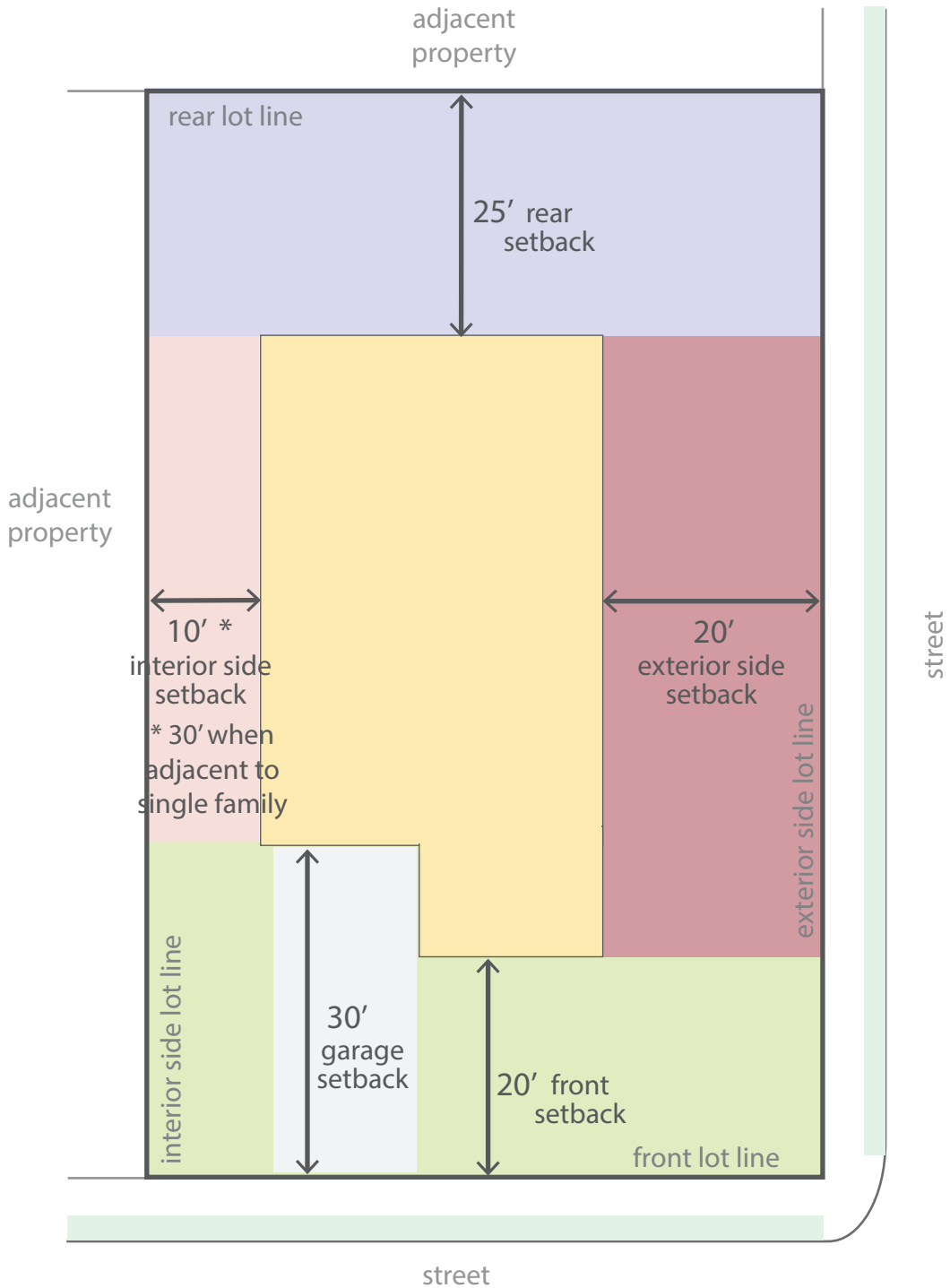
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living Residential facility - temporary shelter</p> <p>Recreation, Education & Assembly Library Park - mini Park - neighborhood</p> <p>Retail Mobile food vendor</p> <p>Services Child care – registered family home (5 children)</p>	<p>Agriculture and Animals Botanical garden Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Museum Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation boxes</p>

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R-4, High Density Multifamily Residential

Setback Illustration



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R-MH, Manufactured Home Residential



The R-MH District is established to permit and encourage the development of single family manufactured home subdivisions, manufactured home parks, or placement of manufactured homes on individual lots in a suitable environment.

- Maximum Height Allowed:** 36 feet
- Minimum Street Frontage:** 20 feet
- Minimum Width of Corner Lots:** 60 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-MH	Manufactured home lots	4,500	4,500	50'	30%	35%
	Manufactured home parks	11,000	3,500	60'	30%	35%
	All others	7,000	7,000	65'	40%	45%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-MH	Manufactured home lots	20'	10'	20'	25'
	Manufactured home park	25'	15'	25'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

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R-MH, Manufactured Home Residential

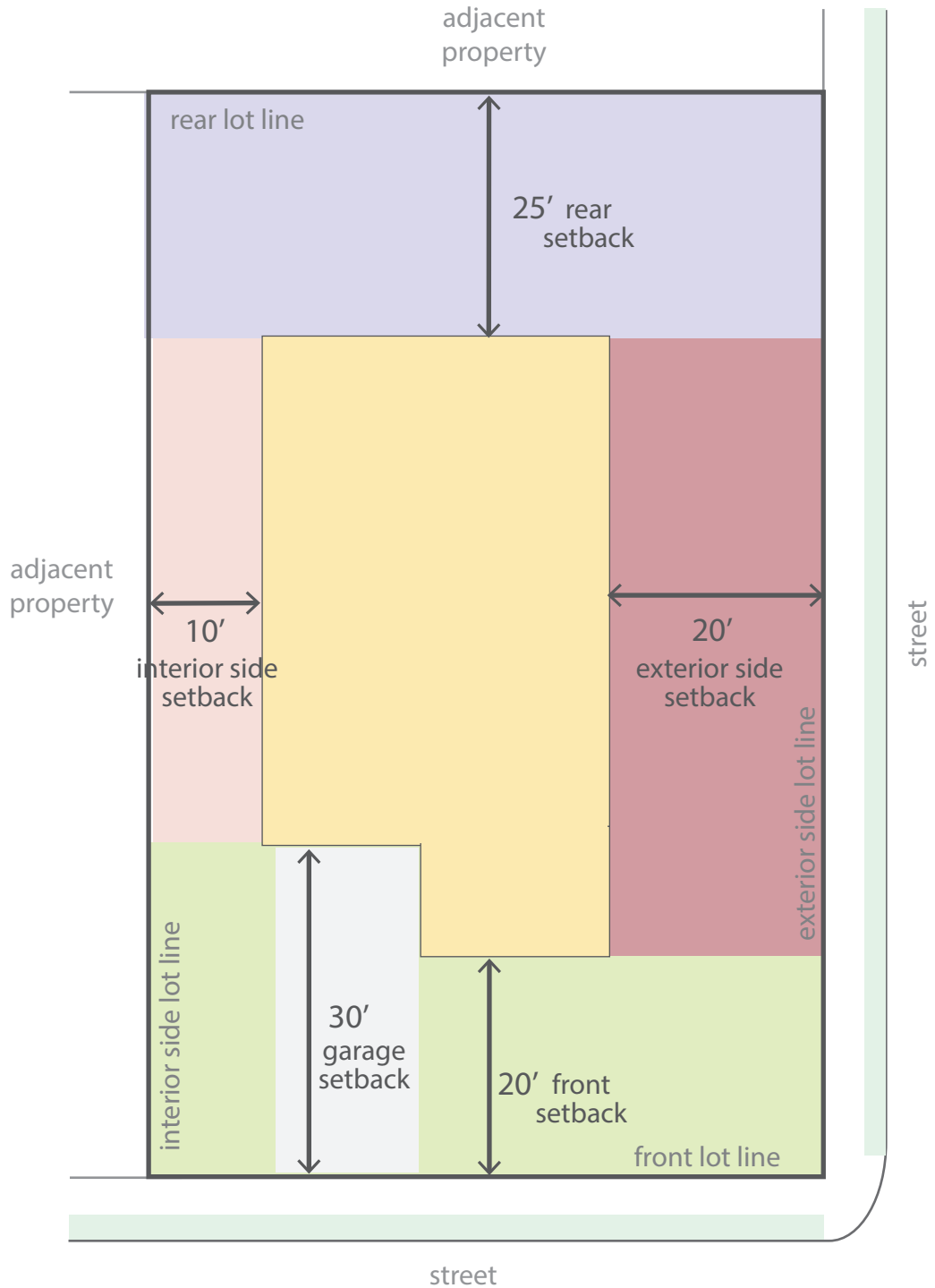
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - manufactured Dwelling - modular Dwelling - single family Manufactured home park Residential facility - assisted living</p> <p>Recreation, Education & Assembly Library Park - mini</p> <p>Retail Mobile food vendor</p> <p>Services Child care – registered family home (5 children)</p>	<p>Agriculture and Animals Botanical garden Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Agriculture and Animals Apiculture</p> <p>Residential Dwelling - accessory Home occupation - type</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory – nonresidential Donation boxes</p>

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-MH, Manufactured Home Residential

Setback Illustration



Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

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R-ZL, Zero Lot Line Residential



The R-ZL District is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including “zero lot line” units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential zones to medium and high-density residential zones.

- Maximum Height Allowed:** 36 feet
- Minimum Street Frontage:** 20 feet
- Minimum Width of Corner Lots:** 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-ZL	Zero lot line	4,000	-	40'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-ZL	Zero lot line	20'	One side yard setback must be no less than 12' and the other side yard setback may be 0 ft.'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

- Garage, Street Facing: 30 ft. from the property line the garage faces
- Garage, Side- or Rear-loading: 20 ft. from the facing property line
- Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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R-ZL, Zero Lot Line Residential

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

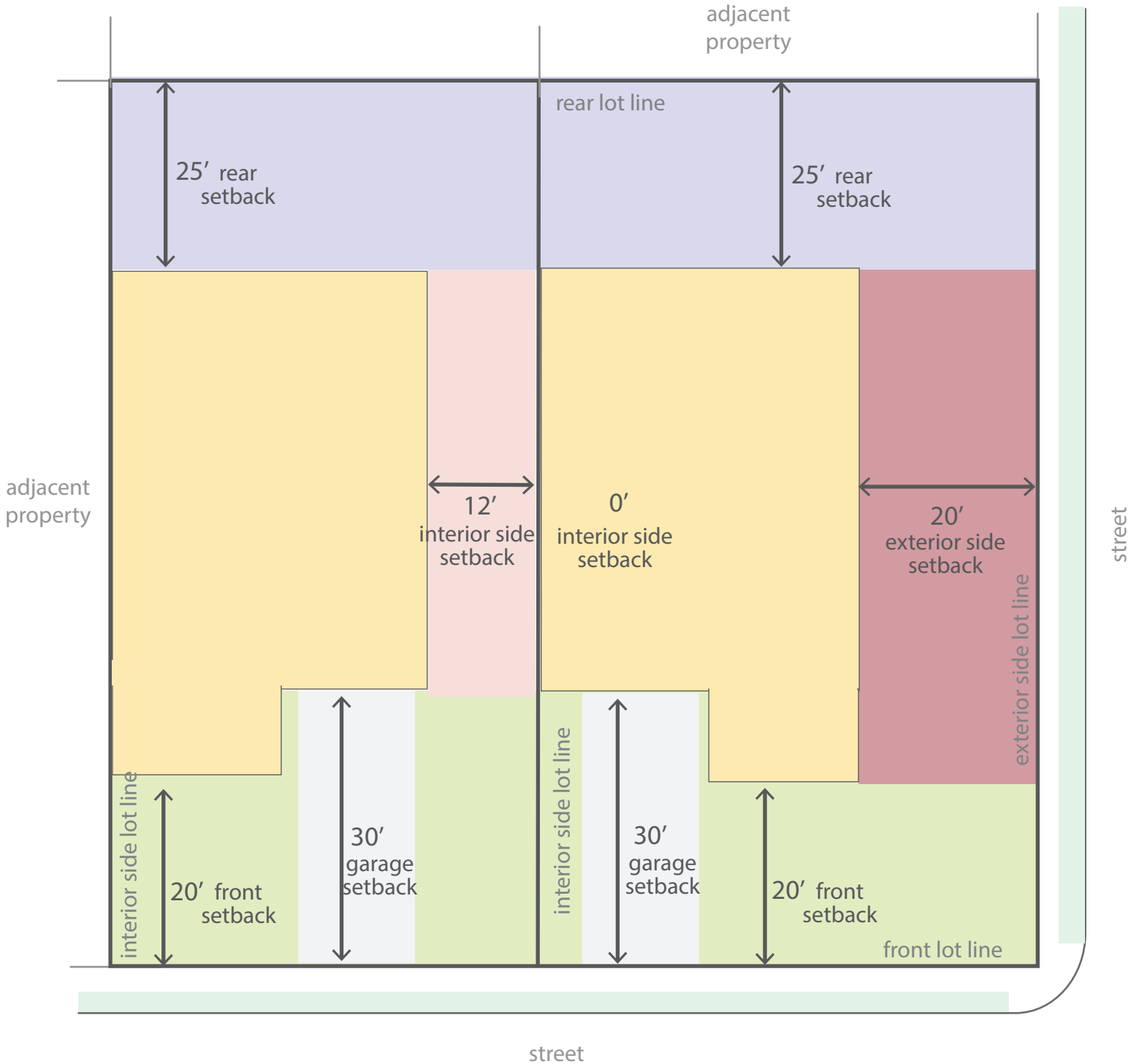
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - modular Dwelling - single family Residential facility - assisted living</p> <p>Recreation, Education & Assembly Library Park - mini Park - neighborhood</p> <p>Retail Mobile food vendor</p> <p>Services Child care – registered family home (5 children)</p>	<p>Agriculture and Animals Botanical garden Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Residential Home occupation - type a Dwelling - accessory</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory – nonresidential Donation boxes</p>

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R-ZL, Zero Lot Line Residential

Setback Illustration



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R-O, Residential Office



The R-O District is designed primarily to provide area for offices without limitation to the nature or size of the office, together with community facilities and compatible residential uses. It is further the intent of this district to establish a transition area where the continuation of residential activity is no longer practical between residential and nonresidential uses.

- Maximum Height Allowed:** 40 feet
- Minimum Street Frontage:** 20 feet
- Minimum Width of Corner Lots:** 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-O	Single-family	6,000	-	60'	40%	45%
	Two-family	7,000	-	70'	50%	55%
	All others	6,000	6,000	60'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-O	Single-family	20'	7'	20'	25'
	Two-family	20'	10'	20'	25'
	Office with parking in front	50'	10'	50' parking; 20' no parking	25'
	Office w/o parking in front	20'	10'	20'	25'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: *Applicable to attached and detached garages.*

- Garage, Street Facing: 30 ft. from the property line the garage faces
- Garage, Side- or Rear-loading: 20 ft. from the facing property line
- Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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R-O, Residential Office

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

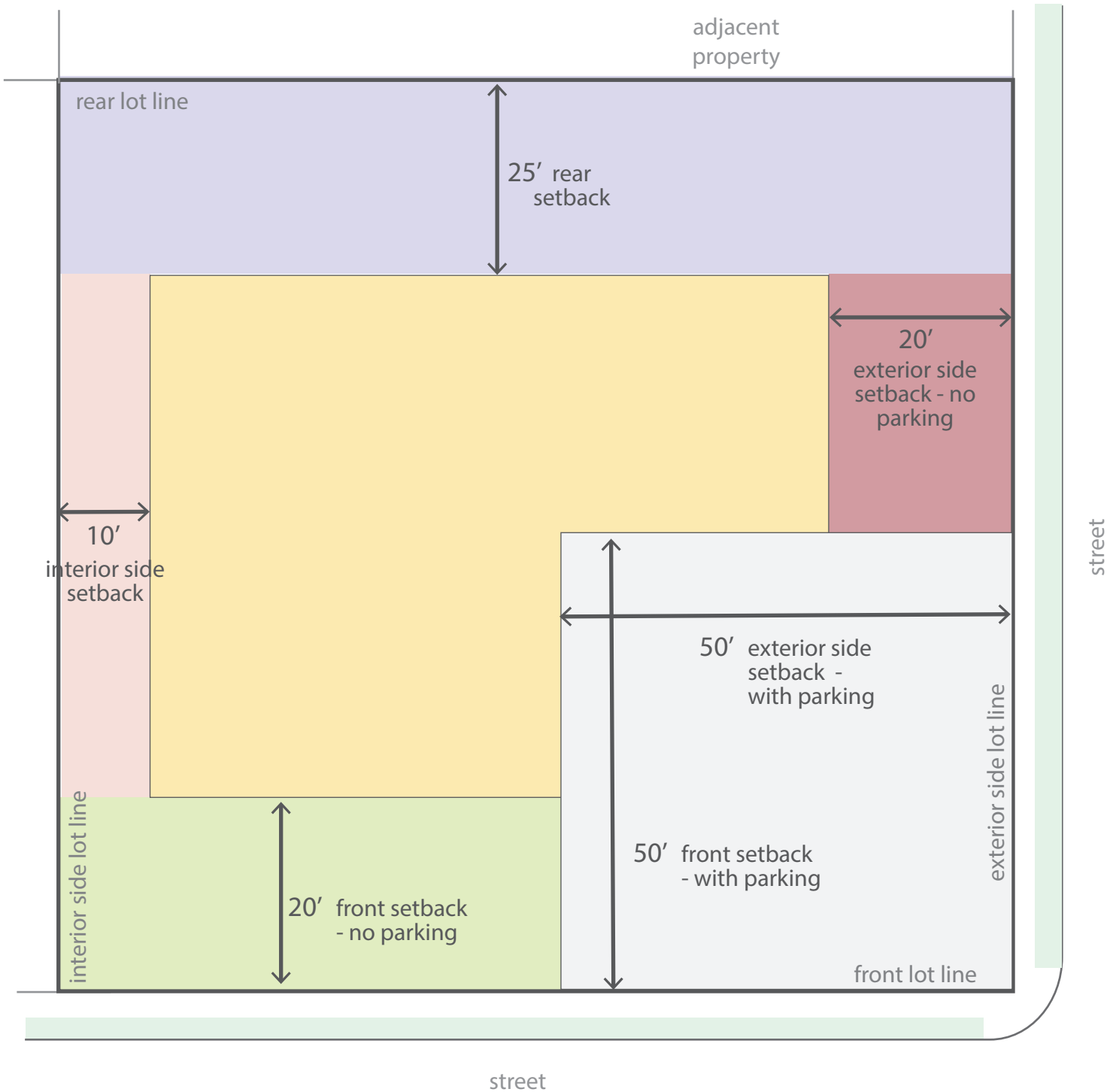
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Botanical garden Community garden</p> <p>Residential Dwelling - condominium Dwelling - modular Dwelling - single family Dwelling - two-family Home Occupation - type b Residential facility - assisted living Residential facility - temporary shelter</p> <p>Recreation, Education & Assembly Cultural studio Library Park - mini</p> <p>Retail Mobile food vendor</p> <p>Services ATM machine Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Financial institution Funeral home Governmental services facility Medical services - doctor office Office</p>	<p>Agriculture and animals Urban farm</p> <p>Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Museum Park - community Park - neighborhood Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Copy facilities Personal services Lodging - bed & breakfast Public safety services</p> <p>Transportation / Utilities Parking facility (as principle use) Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Residential Dwelling - accessory Home Occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation boxes</p>

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R-O, Residential Office

Setback Illustration



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R-C2, Central Residential – Moderate Density



The R-C2 district is established to provide moderate density residential development and redevelopment in that area generally referred to as “Downtown”, primarily those residential areas beyond the town square and beyond the commercial corridors of SW A Street and S Main Street. The purpose of the district is to stabilize and improve existing residential neighborhoods, encourage infill of available lands, provide a choice of housing types and locations for a variety of lifestyles and economic levels, and encourage traditional urban design. This district is appropriate as a buffer or transitional zone between single family and higher density residential or commercial districts.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-C2	Single-family and all others not listed	4,000	-	35', rear access via alley or private drive; 50', no rear access via alley or private drive	-	-
	Two-family Townhomes – end block	--	2,000	20', rear access via alley or private drive ; 25', no rear access via alley or private drive	-	-

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-C2	Single-family and all others not listed	20'	7'	20'	15'
	Two-family	20'	7'; 0' where attached	20'	15'
	Townhome structure – end block	10'	7'; 0' where attached	10'	15'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

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R-C2, Central Residential – Moderate Density

Garage Setback Standards: *Applicable to attached and detached garages.*

In the R-C2 and R-C3 districts, when a rear alley or rear private drive exists or is platted, a rear-loading garage is required. When no rear alley or rear private drive exists or is platted, a front-loading garage is allowed, but must be pushed toward the rear lot line and must be recessed a minimum of 6 ft. from the front façade of the building.

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on adjacent lot.

Land Uses:

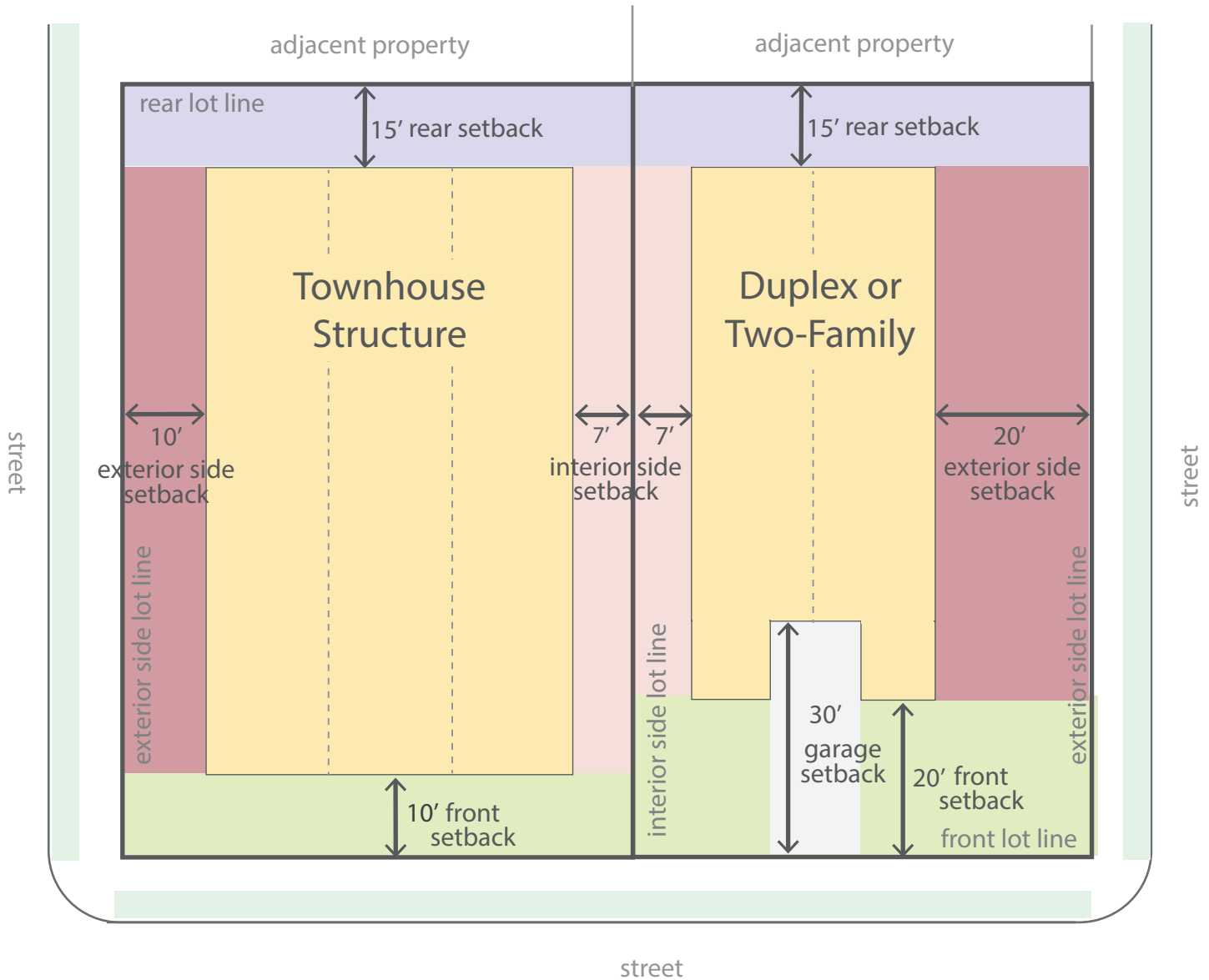
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal – domestic or household Community garden</p> <p>Residential Dwelling – condominium Dwelling – single family Dwelling – two family Dwelling – townhouse or row house - end block Residential facility – assisted living</p> <p>Recreation, Education & Assembly Library Park – mini</p> <p>Services Child care – registered family home (5 children)</p>	<p>Agriculture and Animals Botanical garden Urban farm</p> <p>Residential Dwelling – modular Home occupation – type b</p> <p>Recreation, Education & Assembly Museum Aquarium Community center Country club Educational facility Golf course Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Public safety services</p> <p>Transportation / Utilities Utility facility Cell tower</p> <p>Other Temporary Uses</p>	<p>Residential Dwelling - accessory Home occupation – type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building – accessory, nonresidential Donation boxes</p>

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R-C2, Central Residential - Moderate Density

Setback Illustration



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R-C3, Central Residential – High Density



The R-C3 district is established to provide high density residential development and redevelopment in that area generally referred to as “Downtown”, primarily the areas surrounding the town square and along the commercial corridors of SW A Street and S Main Street. The purpose of the district is to stabilize and improve existing residential neighborhoods, encourage infill of available lands, provide a choice of housing types and locations for a variety of lifestyles and economic levels, and encourage traditional urban design.

Maximum Height Allowed: 40 feet

Minimum Street Frontage: Equal to min. lot width required at building line, except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have no less than 20 ft. of street frontage with the two side lots lines intersecting the street diverging until they are separated by the min. required lot width at the building line.

Minimum Width of Corner Lots: 75 feet at building line

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-C3	Single-family	3,000	-	15'	70%	75%
	Two-family	7,000	-	15'	70%	75%
	Townhome structure	-	1,200	15' per unit	No max.	No max.
	Multi-family	-	1,200	No minimum	No max.	No max.
	All others not listed	4,000	--	15'	70%	75%

Minimum Setback Standards:

District	Building type	Front	Side		Rear
			Interior	Exterior	
R-C3	Single-family	0'	0'	5'	7'
	Two-family	0'	0'	5'	7'
	Townhome structure	10'	0'	10'	10'
	Multi-family	0'	0'	10'	7'
	All others not listed	0'	7'	5'	7'

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Residential Tree Planting: For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

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R-C3, Central Residential – High Density

Garage Setback Standards: *Applicable to attached and detached garages.*

In the R-C2 and R-C3 districts, when a rear alley or rear private drive exists or is platted, a rear-loading garage is required. When no rear alley or rear private drive exists or is platted, a front-loading garage is allowed, but must be pushed toward the rear lot line and must be recessed a minimum of 6 ft. from the front façade of the building.

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the front property line

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on adjacent lot.

Land Uses:

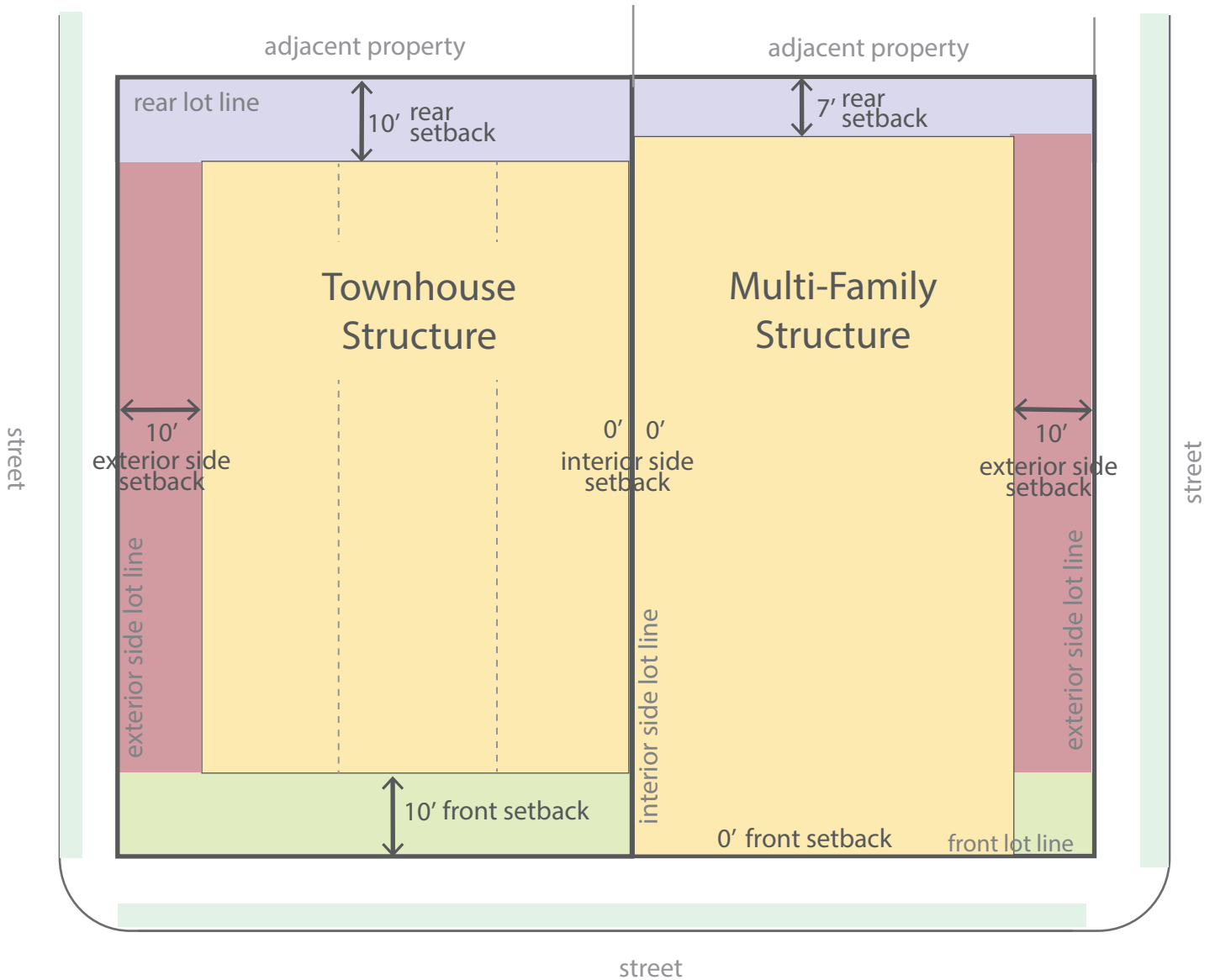
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - condominium Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two-family Residential facility - assisted living</p> <p>Recreation, Education & Assembly Library Park - mini</p> <p>Services Child care – registered family home (5 children) Postal services</p> <p>Retail Bakery Mobile food vendor</p>	<p>Agriculture and Animals Botanical garden Urban farm</p> <p>Residential Dwelling - modular Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Community center Country club Educational facility Golf course Museum Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Retail Bar, lounge or tavern Restaurant</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation boxes</p>

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R-C3, Central Residential - High Density

Setback Illustration



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DN-1, Downtown Low Density Residential



The intent of the DN-1 district is to preserve the established development pattern of portions of the downtown neighborhoods that are predominantly single-family with lots generally larger than 60 feet in width.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-1	•						

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-1	36 ft.	--	--	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-1	Single-family	5,000	-	50'	-	40%	45%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
				Exterior Side Yard		Interior Side Yard		
		Min.	Max.	Min.	Max.	Detached Yard	Attached Yard	
DN-1	All	15'	25'	15'	-	7'	0'	25'

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

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DN-1, Downtown Low Density Residential

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20’ to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10’.

Garages with alley access. Garages with alley access must be setback 8’ from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7’	7’	As required by the district
Rear setback	7’	7’	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

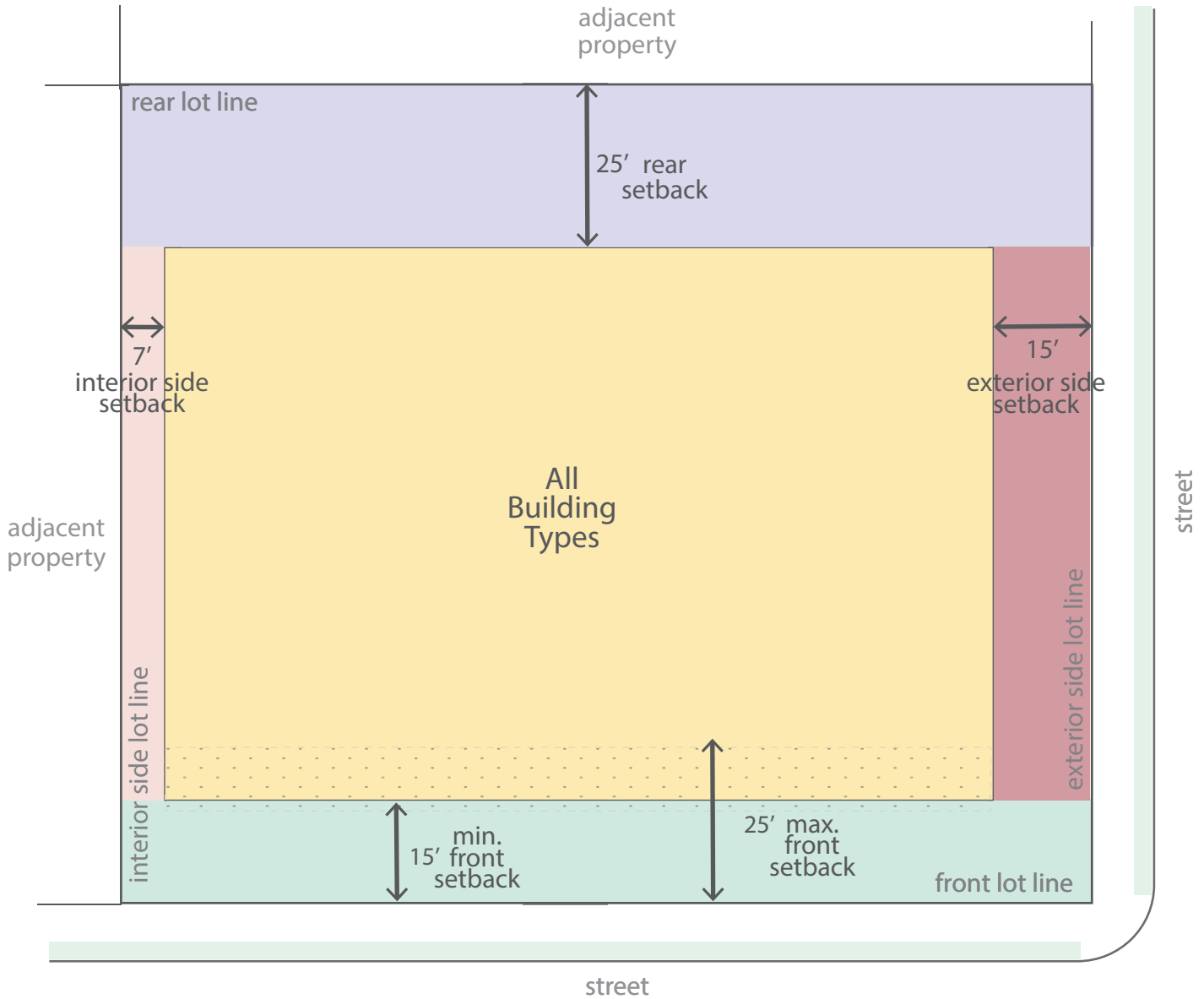
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Residential Dwelling - modular</p> <p>Recreation, Education & Assembly Park - mini Park – neighborhood</p> <p>Services Child care – registered family home (5 children)</p>	<p>Agriculture and Animals Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Educational facility Museum Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed family home (6-16 children) Public safety services</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Agriculture and Animals Community garden</p> <p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory – nonresidential Donation boxes</p>

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DN-1, Downtown Low Density Residential Setback Illustration



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DN-2, Downtown Medium Density Residential



The intent of the DN-2 district is to allow for an increased single-family density through small lot widths where alleys and infrastructure support such development, and where small-lot single-family development provides an appropriate transition between large-lot residential areas and those of higher density. In some instances, such as the end of blocks, townhouses may be appropriate in this district.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-2	•	•	•				

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-2	36 ft.	36 ft.	36 ft.	--	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-2	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	7,500	2,500	75'	-	60%	65%

Minimum Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
		Min.	Max.	Exterior Side Yard		Interior Side Yard		
				Min.	Max.	Detached Yard	Attached Yard	
DN-2	Single-family and Two-family	12'	25'	12'	25'	7'	0'	25'
	Townhouse block-end and all others not listed	12'	25'	12'	25'	10'	0'	25'

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

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In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

DN-2, Downtown Medium Density Residential

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20’ to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10’.

Garages with alley access. Garages with alley access must be setback 8’ from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7’	7’	As required by the district
Rear setback	7’	7’	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

Land Uses:

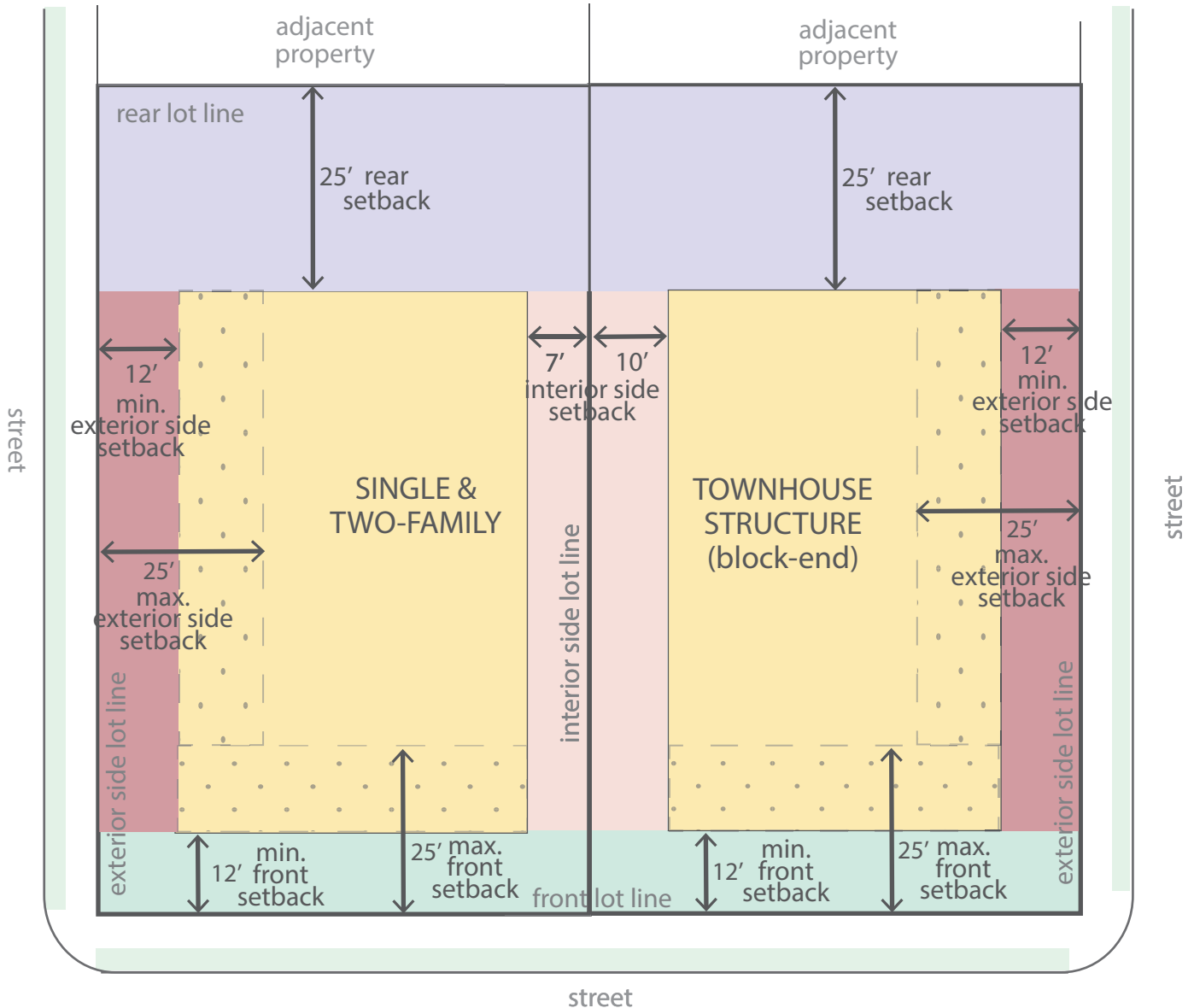
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Residential Dwelling - modular Dwelling - single family Dwelling - townhouse or rowhouse – end block Dwelling - two-family</p> <p>Recreation, Education & Assembly Park - mini Park - neighborhood</p> <p>Services Child care – registered family home (5 children)</p>	<p>Agriculture and Animals Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Educational facility Museum Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Agriculture and Animals Community garden</p> <p>Residential Dwelling – accessory Home occupation - type a</p> <p>Transportation Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation boxes</p>

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DN-2, Downtown Medium Density Residential

Setback Illustration



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DN-3, Downtown High Density Residential



The intent of the DN-3 district is to allow for an increased neighborhood density through the development of small-lot single-family housing and townhouses throughout the district. These areas tend to be adjacent to downtown commercial uses. In some instances, such as at the ends of blocks, multi-family apartment buildings may be an appropriate use in this district.

Building Types Allowed:

	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-3	•	•	•	•	•		

Height Standards:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-3	40 ft.	40 ft.	40 ft.	40 ft.	--

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-3	Single-family, alley access	4,000	-	40'	-	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'		-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	-	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family and all others not listed	10,000	800	100'	-	65%	70%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
		Min.	Max.	Exterior Side Yard		Interior Side Yard		
				Min.	Max.	Detached Yard	Attached Yard	
DN-3	Single-family and Two-family	10'	20'	10'	20'	7'	0'	25'
	Townhouse	10'	20'	10'	20'	10'	0'	25'
	Multi-family block-end and others not listed	10'	20'	10'	20'	10'	0'	15'

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DN-3, Downtown High Density Residential

Residential Tree Planting:

For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20’ to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10’.

Garages with alley access. Garages with alley access must be setback 8’ from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7’	7’	As required by the district
Rear setback	7’	7’	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

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DN-3, Downtown High Density Residential

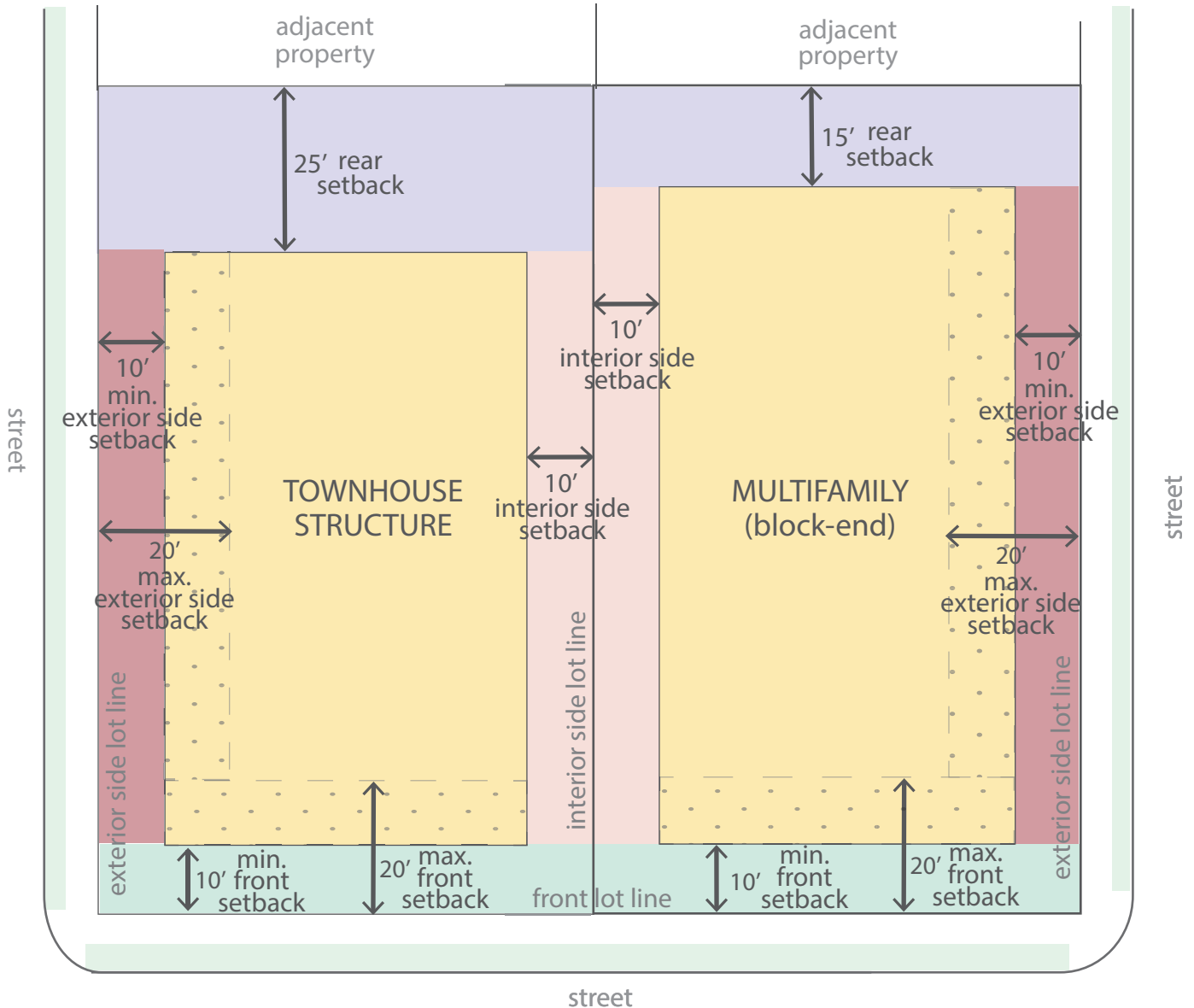
Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living</p> <p>Recreation, Education & Assembly Park - mini Park - neighborhood</p> <p>Services Child care – registered family home (5 children)</p>	<p>Agriculture and Animals Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Cultural studio Educational facility Museum Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Medical service – doctor office Office Personal services Public safety services</p> <p>Retail Artisan shop Bakery Packaged sale of beer and/or light wine Retail</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Agriculture and Animals Community garden</p> <p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation box</p>

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DN-3, Downtown High Density Residential Setback Illustration



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DN-4, Downtown Mixed-use Residential



The intent of the DN-4 district is to allow for increased neighborhood density and increased local commerce through the development of multi-family housing and mixed-use structures. These areas tend to be located in areas of unique activity due to the surrounding context and resulting levels of activity and housing demand.

Building Types Allowed:

District	Single-family	Two-family	Townhouse		Multi-family		Mixed-use
			Block-end	Mid-block	Block-end	Mid-block	
DN-4	•	•	•	•	•	•	•

Maximum Height Allowed:

District	Single-family	Two-family	Townhouse	Multi-family	Mixed-use
DN-4	40 ft.	40 ft.	40 ft.	50 ft.	50 ft.

Lot and Area Standards:

District	Building type	Min. Lot Area (sq. ft.)	Min. Land Area / Dwelling Unit (sq. ft.)	Lot Width		Max. Lot Coverage	
				Min. Lot Width	Max. Lot Width	Interior lot	Exterior lot
DN-4	Single-family, alley access	4,000	-	40'	50'	50%	55%
	Single-family, no alley access	5,000	-	50'	-	50%	55%
	Single-family attached unit	2,000	-	20'	-	-	-
	Single-family attached structure, alley access	4,000	-	40'	-	50%	55%
	Single-family attached structure, no alley access	5,000	-	50'	-	50%	55%
	Two-family, alley access	4,000	-	40'	50'	50%	55%
	Two-family, no alley access	5,000	-	50'	-	50%	55%
	Townhouse unit	2,000	-	20'	-	-	-
	Townhouse structure	6,000	2,000	60'	-	65%	70%
	Multi-family	8,000	800	80'	-	75%	80%
	Mixed-use and all others not listed	10,000	800	80'	-	75%	80%

Setback Standards:

District	Building type	Front Yard		Side Yard				Rear Yard
		Min.	Max.	Exterior Side Yard		Interior Side Yard		
				Min.	Max.	Detached Yard	Attached Yard	
DN-4	Single-family and Two-family	8'	15'	8'	15'	7'	0'	25'
	Townhouse	8'	15'	8'	15'	10'	0'	25'
	Multi-family	8'	15'	8'	15'	10'	0'	15'
	Mixed-use and others not listed	0'	15'	0'	15'	0', 12' if adjacent to a non mixed-use building	0'	15'

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DN-4, Downtown Mixed-use Residential

Residential Tree Planting: For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway

Garage Setback Standards (generally for DN districts – additional requirements may apply):

Prohibited in front yards. Garages, parking lots or designated parking spaces are prohibited in the front yard and corner side yard.

Attached garages. Garages may be attached to the primary structure. However, if the garage is attached, it must be located and oriented in such a way that it does not protrude from the side façade of the primary building in order to be visible from the public street.

Detached garages. Detached garages shall be located to the rear of the primary structure.

Corner lot. On a corner lot, the garage shall not be located closer than 20' to the corner side lot line in order to allow for outdoor vehicular parking entirely on the lot.

Detached garages. Detached garages must be separated from the primary structure by a minimum of 10'.

Garages with alley access. Garages with alley access must be setback 8' from the alley.

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached Non-residential	Detached Accessory Dwelling	Attached Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7'	7'	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot

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DN-4, Downtown Mixed-use Residential

Land Uses:

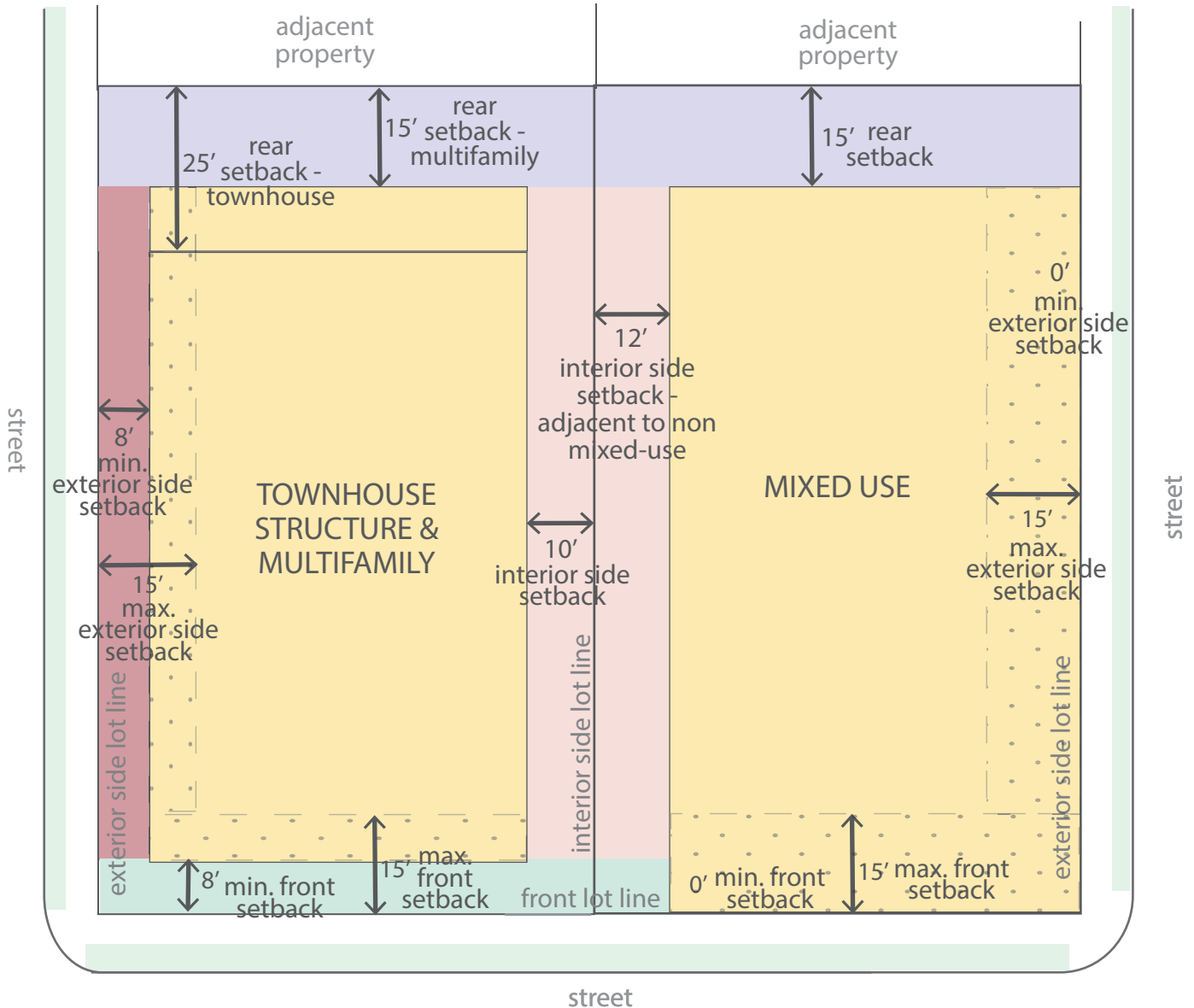
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - multi-family - end block Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - townhouse or rowhouse - end block Dwelling - two-family Residential facility - assisted living</p> <p>Recreation, Education & Assembly Park – mini</p> <p>Services Child care – registered family home (5 children) Personal services</p> <p>Retail Mobile food vendor</p>	<p>Agriculture and Animals Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Cultural studio Educational facility Event center Museum Religious facilities</p> <p>Services Adult day care Cemetery or mausoleum Child care – licensed center Child care – licensed family home (6-16 children) Lodging - bed & breakfast Public safety services</p> <p>Retail Artisan shop Bakery</p> <p>Transportation / Utilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Agriculture and Animals Community garden</p> <p>Residential Dwelling - accessory Home occupation - type a</p> <p>Services Office Medical services – doctor office</p> <p>Retail Restaurant Restaurant, microbrewery Retail Sidewalk café in public right-of-way</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation box</p>
	<p>CONDITIONAL ACCESSORY USE Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits</p>	

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DN-4, Downtown Mixed-Use Residential

Setback Illustration



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C-1, Neighborhood Commercial



The C-1 District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas while maintaining a character in harmony with residential development. To this end, development in the C-1 District should harmonize in terms of form, bulk, height, materials, architecture, and overall design with surrounding residential areas. Signage and lighting should be subdued while landscaping and open space should be maximized. Parking areas should be as inconspicuous as possible as should loading and trash collection areas.

Maximum Density Allowed: N/A

Maximum Height Allowed: 40 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-1	All	7,000	-	70'	-	50%	50%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-1	50'	20'	7'	15'	20'	25'

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C-1, Neighborhood Commercial

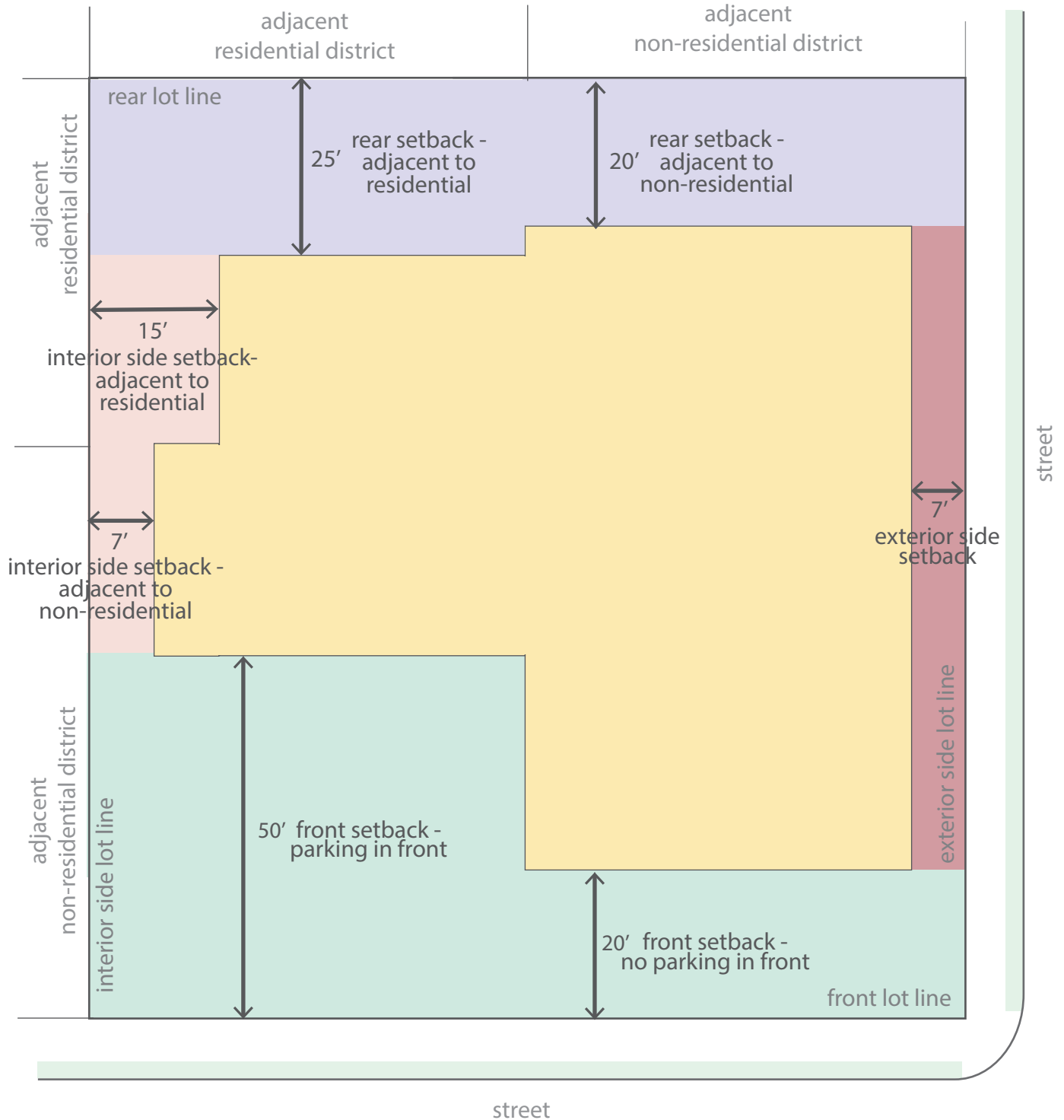
ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Botanical garden</p> <p>Residential Residential facility - assisted living Residential facility - extended medical care Residential facility – rehabilitation</p> <p>Recreation, Education & Assembly Aquarium Community Center Cultural studio Library Museum Park – community Park – mini Park - neighborhood</p> <p>Services Adult day care ATM machine Auction house Cemetery or mausoleum Child care – commercial Child care – residential (4 children) Financial institution Funeral home Governmental services facility Maintenance service Medical services – doctor office Office Personal services Postal services Repair services – household</p> <p>Retail Artisan shop Bakery Bar, lounge or tavern Equipment rental – indoor Outdoor vending – private property Packaged sale of beer and/or light wine Retail</p>	<p>Agriculture and Animals Animal clinic Community garden</p> <p>Recreation, Education & Public Assembly Commercial recreation facility - indoor Commercial recreation facility – outdoor Educational facility Event center Golf course Religious facility</p> <p>Services Car wash Copy facilities Lodging – Bed & Breakfast Public safety services</p> <p>Retail Gas station Outdoor vendor park Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-through Restaurant, microbrewery</p> <p>Transportation/Utilities Airport facilities Parking facility (as principle use) Utility facility Wireless communication facility (cell tower)</p> <p>Other Temporary Uses</p>	<p>Residential Dwelling – accessory</p> <p>Transportation/Utilities Solar energy system Wind energy system, small</p> <p>Other Building – accessory nonresidential Donation box</p>

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C-1, Neighborhood Commercial

Setback Illustration



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C-2, General Commercial



The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

Maximum Density Allowed: N/A

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-2	All	7,000	-	70'	-	60%	60%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-2	50'	20'	7'	30'	20'	30'

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C-2, General Commercial

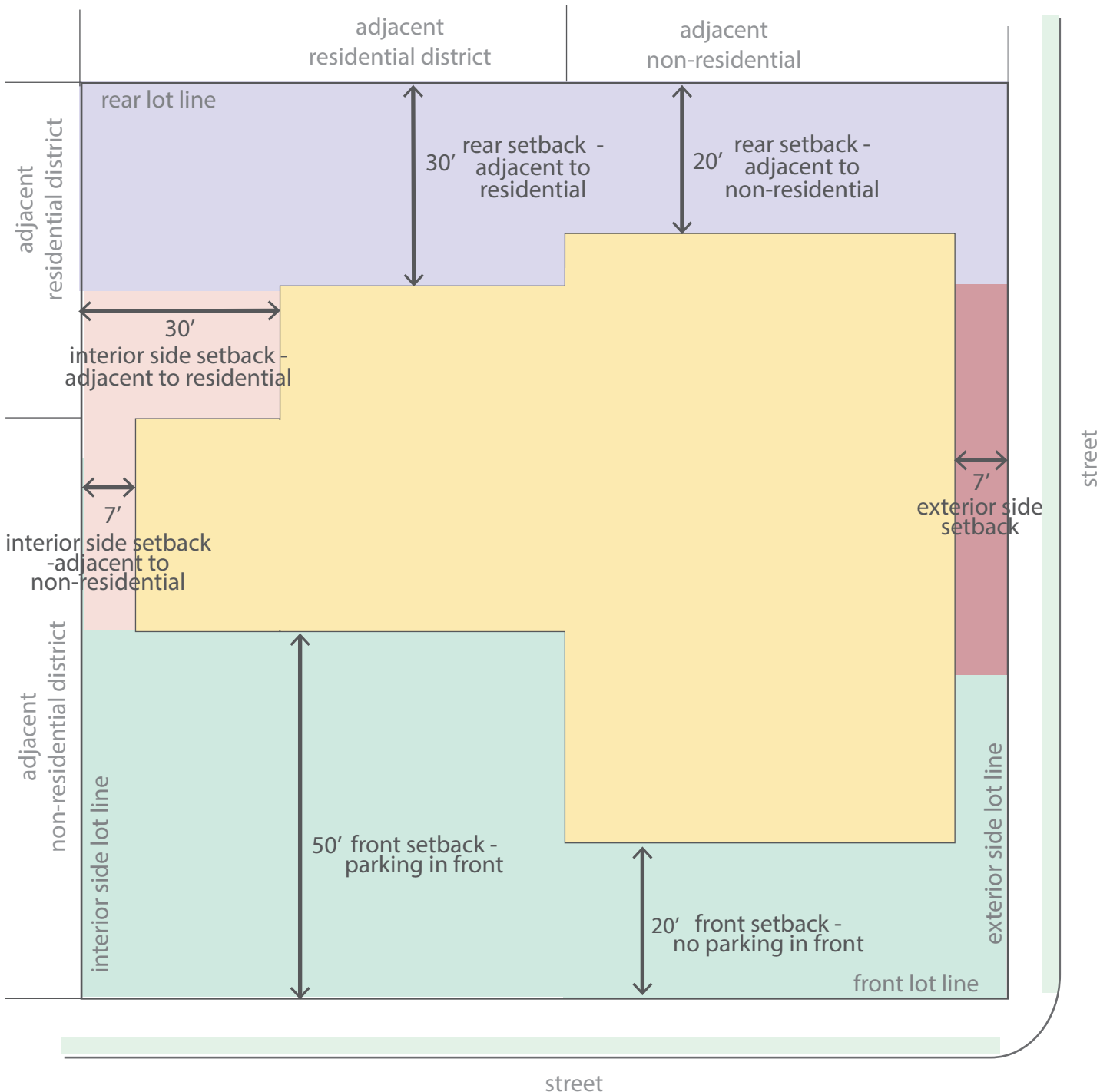
ALLOWED BY RIGHT	CONDITIONAL	
<p>Agriculture and Animals Animal clinic Animal - domestic or household Botanical garden Greenhouse Plant nursery</p> <p>Residential Dwelling – condominium Dwelling - multifamily Residential facility - assisted living Residential facility - extended medical care Residential facility - temporary shelter</p> <p>Services Adult day care ATM machine Auction house Auto or equipment auction Automobile repair Car wash Cemetery or mausoleum Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Financial institution Funeral home Governmental services facility Lodging - hotel / motel Maintenance service Medical services - hospital Medical services - doctor office Medical services - urgent care clinic Medical services - laboratory Medical services - substance abuse or mental health treatment clinic Office Office / warehouse Personal services Postal services Repair services - household Repair services - equipment, large appliances</p>	<p>Retail Artisan shop Auto and vehicle sales/rental Bakery Bar, lounge or tavern Building and landscape material sales Equipment rental - indoor Equipment rental - outdoor Gas station Recreational vehicle and boat sales/rental Outdoor vending - private property Package liquor store Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-in Restaurant, drive-through Retail</p> <p>Industrial and Warehousing Laboratory – dental or medical Laboratory – research Mini-warehouse storage Taxidermy</p> <p>Transportation / Utilities Broadcasting studio Parking facility (as principle use)</p> <p>Recreation, Education & Assembly Aquarium Arena / auditorium Community Center Commercial recreation facility – indoor Conference / convention center Cultural studio Event center Library Museum Library Museum Park – community, mini, neighborhood</p>	<p>Agriculture and Animals Animal kennel or shelter Urban farm</p> <p>Residential Residential facility – rehabilitation</p> <p>Recreation, Education & Assembly Commercial recreation facility – outdoor Educational facility Golf course Outdoor music venue Religious facilities</p> <p>Services Crematory Public safety services</p> <p>Retail Construction / heavy equipment sales/rental Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail Outdoor vendor park Package liquor store within 500 ft. of a city owned and maintained park or trail Restaurant – microbrewery Sexually oriented business</p> <p>Industrial and Warehousing Contractor maintenance yard Manufacturing and/or distribution plant, alcoholic beverages of every kind and type Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail Mining</p> <p>Transportation / Utilities Airport facilities Transportation facilities excluding airports Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>
ACCESSORY		
<p>Residential Dwelling – accessory</p>	<p>Transportation / Utilities Solar energy system Wind energy system, small</p>	<p>Other Building, accessory – nonresidential Donation box</p>

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C-2, General Commercial

Setback Illustration



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C-3, Mixed-Use Commercial



The C-3 District is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.

Maximum Height Allowed: 60 feet

Height Exception: Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Max. lot coverage	
				Min. lot width	Max. lot width	Interior lot	Exterior lot
C-3	All	None	-	-	-	100%	100%

Minimum Setback Standards:

District	Front		Side		Rear	
	Parking in front	No parking in front	Adjacent to non-residential district	Adjacent to residential district	Adjacent to non-residential district	Adjacent to residential district
C-3	0'	0'	0'	10'	0'	0'

Sidewalk Setback: No building in the C-3 district, regardless of the location of the lot lines of the property on which it is to be built, shall be built closer than 8 ft. from the back of the curb line of any public street abutting the property on which the building is located. This spacing shall be maintained in order to provide adequate space for the required sidewalk to be built along that street frontage.

Canopy Standards: Canopies may project over the street right-of-way if they terminate no less than 2 ft. horizontally from the outside edge of the street curb and are no less than 8 ft. above the surface of a new or existing sidewalk.

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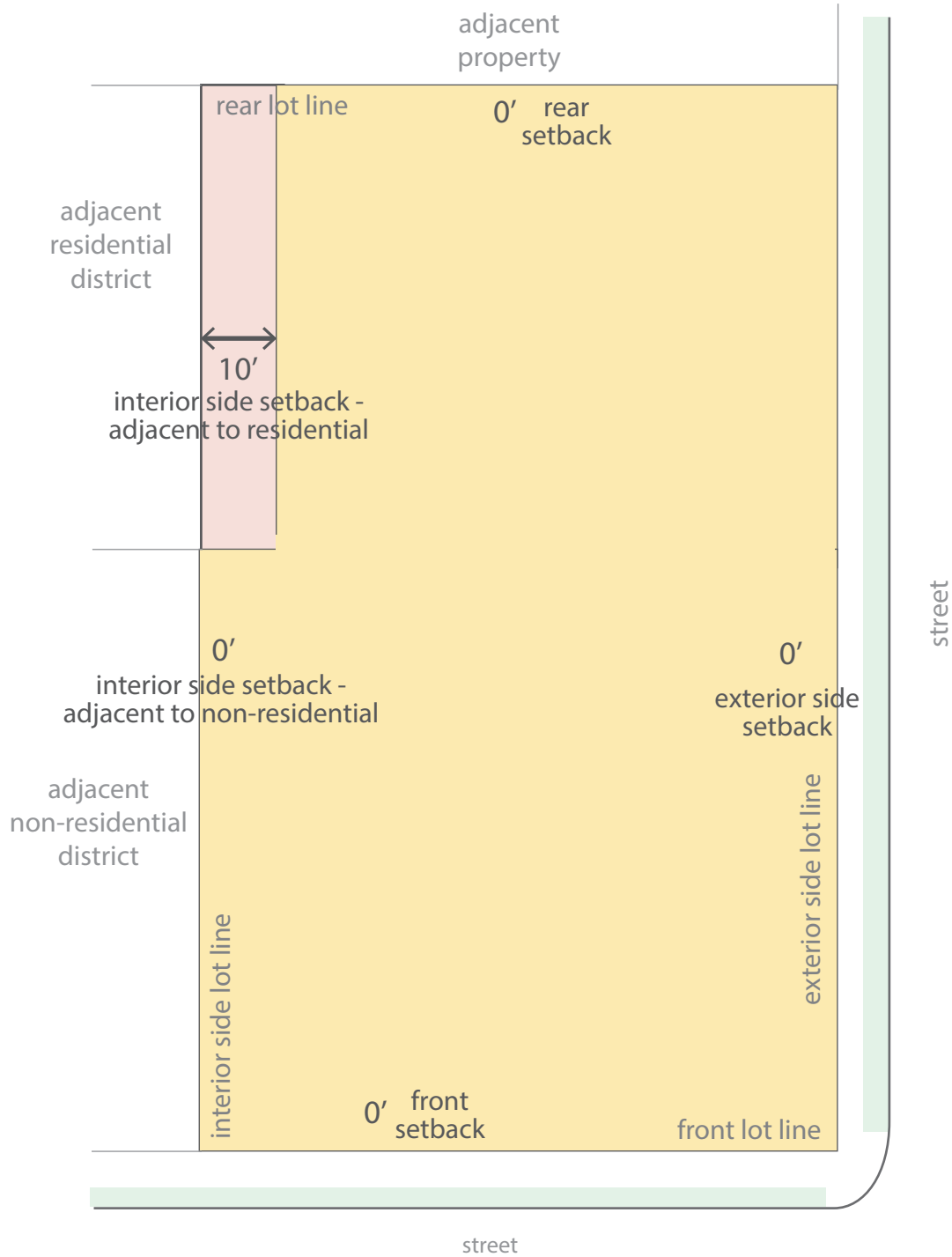
C-3, Mixed-Use Commercial

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Community garden Urban farm</p> <p>Residential Dwelling - condominium Dwelling - multi-family Home occupation - type b Residential facility - rehabilitation</p> <p>Recreation, Education & Assembly Aquarium Community center Commercial recreation facility - indoor Cultural studio Library Museum Park – mini, neighborhood</p> <p>Services Adult day care ATM machine Auction house Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Funeral home Governmental services facility Lodging - hotel / motel Medical services - doctor office Office Personal services Postal services Repair services - household</p> <p>Retail Artisan shop Bakery Bar, lounge or tavern Gas station Outdoor vending - private property Packaged sale of beer and/or light wine Packaged sale of beer, light wine and/or spirits Restaurant Restaurant, drive-in Restaurant, drive through Retail Sidewalk café in public right-of-way</p> <p>Transportation / Utilities Broadcasting studio</p>	<p>Agriculture and Animals Animal clinic Botanical garden Greenhouse</p> <p>Residential Dwelling - modular Dwelling - townhouse or rowhouse Dwelling - two-family</p> <p>Recreation, Education & Assembly Arena / Auditorium Commercial recreation facility - outdoor Educational facility Event center Golf course Outdoor music venue Religious facilities</p> <p>Services Cemetery or mausoleum Lodging - bed & breakfast Medical services - hospital Public safety services</p> <p>Retail Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail Outdoor vendor park</p> <p>Transportation / Utilities Parking facility (as principle use) Transportation facilities excluding airports Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p>	<p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation box</p>

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C-3, Mixed- Use Commercial Setback Illustration



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DC, Downtown Core



The Downtown Core comprises that area of the Bentonville Square and extends those urban characteristics along the primary downtown street of SW A Street to Highway 102. The intent of this zone is to maintain and expand the pedestrian oriented character of the town square. The physical form is of an urban character with uses that promote retail and entertainment venues with upper story residential uses permitted. Mixed use is defined as vertical mixed use with commercial and retail on the first floor and office and residential on the upper floors. Buildings are spaced closely or attached.

Minimum Height Required: 20 feet

Maximum Height Allowed: 80 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area/dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DC	All	None	None	-	None	None	-	None	100%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
		Min.	Max.	Min.	Max.	Adjacent to Residential		Adjacent to Non-residential	
						Min.	Max.	Min.	Max.
DC	Residential	-	20'	0'	-	0'	-	0'	-
	Nonresidential	-	0'	0'	-	0'	-	0'	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown local street
DC	8'	2'	2'

Applicable to encroachments such as canopies, awnings and balconies.

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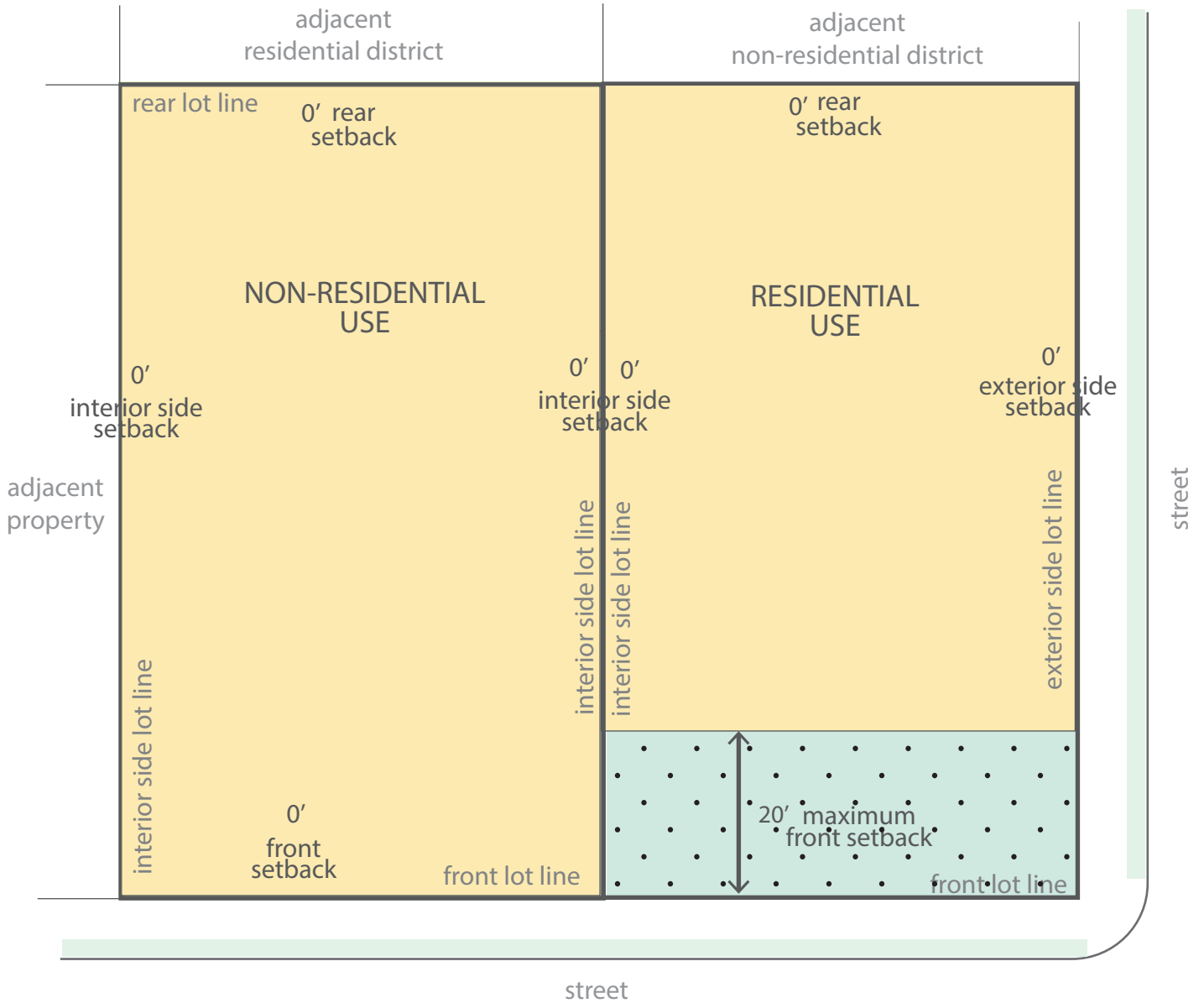
DC, Downtown Core

ALLOWED BY RIGHT	CONDITIONAL
<p>Agriculture and Animals Animal - domestic or household Community garden</p> <p>Residential Dwelling - condominium Dwelling - multi-family Dwelling - townhouse or rowhouse Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Commercial recreation facility - indoor Community Center Conference / convention center Cultural studio Event center Library Museum Park - mini Park - neighborhood</p> <p>Services Adult day care ATM machine Auction house Child care – licensed center Child care – registered family home (5 children) Copy services Financial institution Governmental services facility Lodging - hotel / motel Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office Personal services Postal services Repair services - household</p>	<p>Agriculture and Animals Urban farm</p> <p>Recreation, Education & Assembly Arena / auditorium Educational facility Outdoor music venue Religious facilities</p> <p>Services Lodging - bed & breakfast Office/warehouse Public safety services</p> <p>Retail Outdoor vendor park Packaged sale of beer and/or light wine Restaurant, microbrewery</p> <p>Transportation / Utilities Transportation facilities excluding airports Utility facility Wireless communication facility (cell tower)</p> <p>Other Temporary uses</p> <hr/> <p>ACCESSORY</p> <p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory – nonresidential Donation box</p>

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DC, Downtown Core



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DE, Downtown Edge



The Downtown Edge creates an area of transition between the Downtown Core with its retail emphasis and the lower density residential neighborhoods on the outskirts of downtown. This is the area of downtown with the greatest potential for infill and redevelopment. The physical form of structures begins to shift from commercial to residential character with flexibility in use, taking on a more service-oriented character for surrounding neighborhoods. The horizontal and vertical mixed use allows retail, commercial, office and residential uses on all floors. Live/work housing, personal services and small offices are strongly evident in this district. Buildings are spaced closely, but are separated by setbacks.

Primary and Secondary Streets: Developments that face **primary streets** have specific regulations pertaining to the relationship between the building and the street. The designated **primary streets** in the downtown districts are: Central Avenue, SW A Street, SW 8th Street, and S. Main Street. All other streets in the downtown districts shall be considered **secondary streets**.

Minimum Height Required: No minimum

Maximum Height Allowed: 50 feet

Lot and Area Standards:

District	Building type	Lot area		Min. land area /dwelling unit (sq. ft.)	Lot width		Min. lot depth	Lot coverage	
		Min.	Max.		Min. lot width	Max. lot width		Min.	Max.
DE	All	None	None	-	None	None	-	None	80%

Setback Standards:

District	Building type	Front Yard		Side Yard		Rear			
		Min.	Max.	Min.	Max.	Adjacent to Residential		Adjacent to Non-residential	
						Min.	Max.	Min.	Max.
DE	Residential	-	20'	7'	-	12'	-	7'	-
	Nonresidential	-	0'	7'	-	12'	-	7'	-

Encroachment Standards:

District	Min. height clearance	Min. setback adjacent to an arterial or collector street	Min. setback adjacent to a downtown residential street
DE	8'	4'	6'

Applied to encroachments such as canopies, awnings and balconies.

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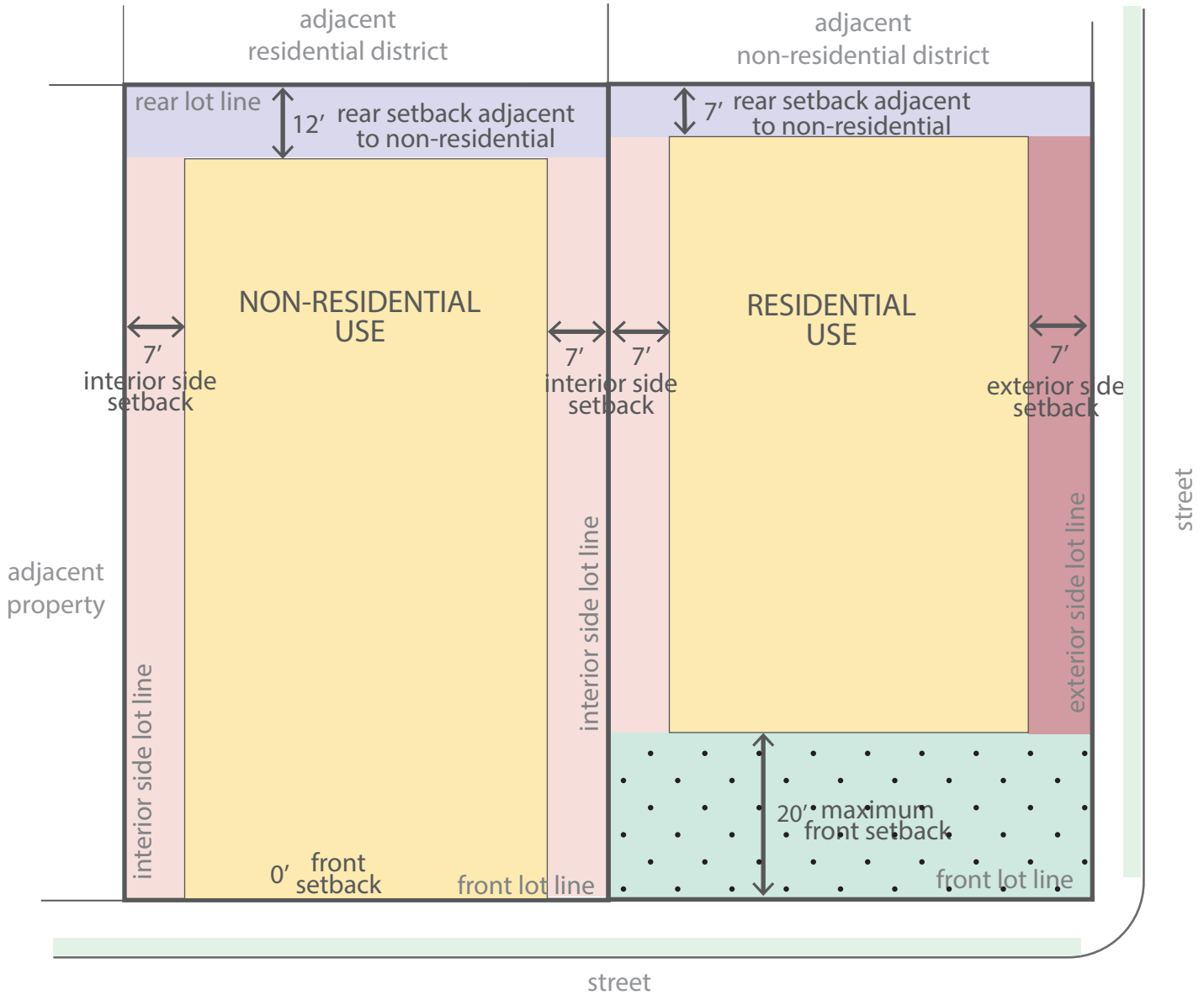
DE, Downtown Edge

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
<p>Agriculture and Animals Animal - domestic or household Chicken - hobby Community Garden Greenhouse Plant nursery</p> <p>Residential Dwelling - condominium Dwelling - modular Dwelling - multi-family Dwelling - single family Dwelling - townhouse or rowhouse Dwelling - two family</p> <p>Recreation, Education & Public Assembly Commercial recreation facility - indoor Commercial recreation facility - outdoor Community Center Cultural studio Library Park - mini Park - neighborhood</p> <p>Services Adult day care ATM machine Cemetery or mausoleum Child care – licensed center Child care – registered family home (5 children) Child care – licensed family home (6-16 children) Copy facilities Financial institution Governmental services facility Maintenance service Medical services - doctor office Medical services - laboratory Medical services - urgent care clinic Office Personal services Postal services Repair services - household</p> <p>Retail Artisan shop Bakery Mobile food vendor Outdoor vending - private property Outdoor vending - public right-of-way Retail Sidewalk café in public right-of-way</p>	<p>Agriculture and Animals Animal clinic Urban farm</p> <p>Residential Home occupation - type b</p> <p>Recreation, Education & Assembly Aquarium Arena / auditorium Conference / convention center Educational facility Event center Museum Religious facilities</p> <p>Services Lodging - bed & breakfast Lodging - hotel / motel Office/warehouse Public safety services</p> <p>Retail Bar, lounge or tavern Restaurant</p> <p>Transportation / Utilities Parking facility (as principal use) Utility facility Wireless communication facility (cell tower)</p> <p>Other Temporary uses</p>	<p>Residential Dwelling - accessory Home occupation - type a</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory – nonresidential Donation box</p>

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DE, Downtown Edge Setback Illustration



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I-1, Light Industrial District



The I-1 District is designed primarily to provide for general offices, light manufacturing, assembly and accessory warehousing for products which present low risk of objectionable environmental and aesthetically offensive influences, have low traffic volumes and provide no health or safety hazards.

Maximum Height Allowed: 60 feet. *Exception:* Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Min. lot depth	Max. lot coverage		Min. street frontage
				Min. lot width	Max. lot width		Interior lot	Exterio lot	
I-1	All	20,000	-	100'	-	100'	60%	60%	50'

Minimum Setback Standards:

District	Building type	Front		Side		Rear		
		With parking in front	Without parking in front	Adjacent to non-residential district and/or ROW	Adjacent to residential district	Adjacent to ROW	Adjacent to non-residential district	Adjacent to residential district
I-1	All	75'	30'	30'	75'	30'	50'	75'

Railroads:

Where property abuts a railroad and loading and unloading facilities are utilized, or second siding or spurs, the loading and unloading portions of the structures may be built up to railroad property line.

Development Standards:

- (1) *All Industrial (I) districts.*
 - a. *Nuisance mitigation.* Any lighting visible from outside the site shall be designed to reflect away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it constitutes a nuisance which substantially exceeds the general level of noise, odor or vibration emitted by uses adjacent to or immediately surrounding the site. Such comparisons shall be made at the boundaries of the site.
 - b. *Trash receptacles.* Outdoor storage of trash receptacles shall be at the sides or rear of the site and shall be totally encircled or screened by a sight-proof fence, planting or other suitable visual barrier.
 - c. *Screening.* A permanent opaque screening fence or wall shall be constructed along any side or rear property line which abuts property zoned for residential purposes. The height of this screen or wall shall be not less than eight (8) feet and shall be constructed of wood, masonry or other durable opaque material, and finished in a manner appropriate to the appearance and use of the property.
 - d. *Front yards.* No loading or storage of material shall be permitted in the required front yard.
- (2) *I-1 Industrial district only.* Every use or any part thereof that is not conducted within a building completely enclosed on all sides shall be screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the I-1, Industrial district:
 - a. *Screening.* The height of any opaque screening fence or wall shall not be less than eight (8) feet.
 - b. *Vehicle storage areas.* Automobile, bus, truck, tractor, mobile home, boat or motorcycle, and wheeled and/or tracked industrial vehicle storage areas are not required to screen fully assembled merchandise which is ready for sale.

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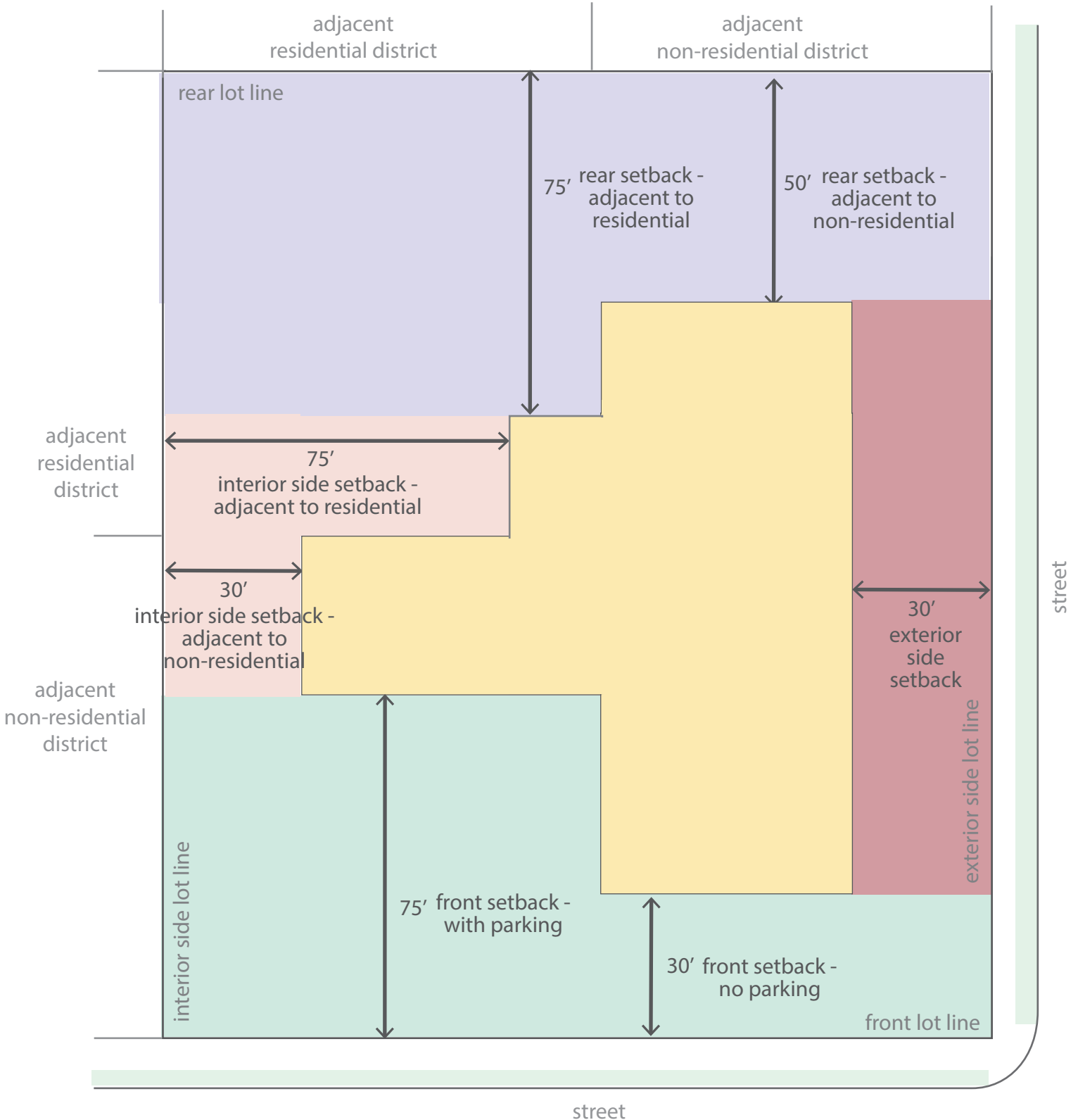
I-1, Light Industrial

ALLOWED BY RIGHT	CONDITIONAL	
<p>Agriculture and Animals Animal clinic Animal kennel or shelter Animal - domestic or household Botanical garden Greenhouse Plant nursery</p> <p>Recreation, Education & Assembly Arena / auditorium Community center Conference / convention center Museum Park - community Park - mini Park - neighborhood</p> <p>Services ATM machine Adult day care Auto or equipment auction Automobile repair Car wash Crematory or mausoleum Child care – registered family home (5 children) Copy services Correctional facility or jail Crematory Governmental service facility Maintenance service Medical services - laboratory Office Office / warehouse Postal services Repair services - household Repair services - equipment, large appliances</p>	<p>Retail Auto and vehicle sales/rental Building and landscape material sales Construction / heavy equipment sales/rental Equipment rental - indoor Equipment rental - outdoor Gas station Manufactured home sales Medical marijuana dispensary Pharmacy Recreational vehicle and boat sales/rental Outdoor vending, private property Retail</p> <p>Industrial and Warehousing Artisan / craft product manufacturing Cold storage plant Contractor maintenance yard Industrial - light Laboratory - dental or medical Laboratory - manufacturing Laboratory - research Light fabrication and assembly process Manufacturing and/or distribution plant, alcoholic beverages of every kind and type Medical marijuana cultivation facility Mini-warehouse storage Taxidermy Warehousing or wholesaling</p> <p>Transportation / Utilities Parking facility (as principle use) Transportation facilities excluding airports</p>	<p>Agriculture and Animals Agricultural product processing Agricultural-related business</p> <p>Recreation, Education & Assembly Commercial recreation facility - indoor Commercial recreation facility - outdoor Educational facility Golf course Outdoor music venue Religious facilities</p> <p>Services Child care – licensed center Public safety services</p> <p>Retail Restaurant, microbrewery</p> <p>Industrial and Warehousing Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500’ of a city owned & maintained park or trail Mining</p> <p>Transportation / Utilities Airport facilities Utility facility Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p> <hr/> <p>ACCESSORY</p> <p>Residential Dwelling - accessory</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation box</p>

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I-1 Light Industrial Setback Illustration



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I-2, Heavy Industrial District



The I-2 District is designed primarily to minimize the high risk of hazardous and environmentally objectionable uses of general manufacturing processes and storage facilities as well as provide for warehousing, heavy equipment repair and transportation facilities.

Maximum Height Allowed: 60 feet. *Exception:* Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

Lot and Area Standards:

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Lot width		Min. lot depth	Max. lot coverage		Min. street frontage
				Min. lot width	Max. lot width		Interior lot	Exterior lot	
I-2	All	20,000	-	100'	-	100'	50%	50%	50'

Minimum Setback Standards:

District	Building type	Front		Side		Rear		
		With parking in front	Without parking in front	Adjacent to non-residential district and/or ROW	Adjacent to residential district	Adjacent to ROW	Adjacent to non-residential district	Adjacent to residential district
I-2	All	75'	50'	50'	75'	50'	50'	75'

Railroads:

Where property abuts a railroad and loading and unloading facilities are utilized, or second siding or spurs, the loading and unloading portions of the structures may be built up to railroad property line.

Development Standards:

- (1) *All Industrial (I) districts.*
 - a. *Nuisance mitigation.* Any lighting visible from outside the site shall be designed to reflect away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it constitutes a nuisance which substantially exceeds the general level of noise, odor or vibration emitted by uses adjacent to or immediately surrounding the site. Such comparisons shall be made at the boundaries of the site.
 - b. *Trash receptacles.* Outdoor storage of trash receptacles shall be at the sides or rear of the site and shall be totally encircled or screened by a sight-proof fence, planting or other suitable visual barrier.
 - c. *Screening.* A permanent opaque screening fence or wall shall be constructed along any side or rear property line which abuts property zoned for residential purposes. The height of this screen or wall shall be not less than eight (8) feet and shall be constructed of wood, masonry or other durable opaque material, and finished in a manner appropriate to the appearance and use of the property.
 - d. *Front yards.* No loading or storage of material shall be permitted in the required front yard.
- (2) *I-1 Industrial district only.* Every use or any part thereof that is not conducted within a building completely enclosed on all sides shall be screened by a permanent opaque screening fence or wall so that it cannot be seen from an adjoining lot. The following screening and display criteria shall apply to uses located in the I-1, Industrial district:
 - a. *Screening.* The height of any opaque screening fence or wall shall not be less than eight (8) feet.
 - b. *Vehicle storage areas.* Automobile, bus, truck, tractor, mobile home, boat or motorcycle, and wheeled and/or tracked industrial vehicle storage areas are not required to screen fully assembled merchandise which is ready for sale.

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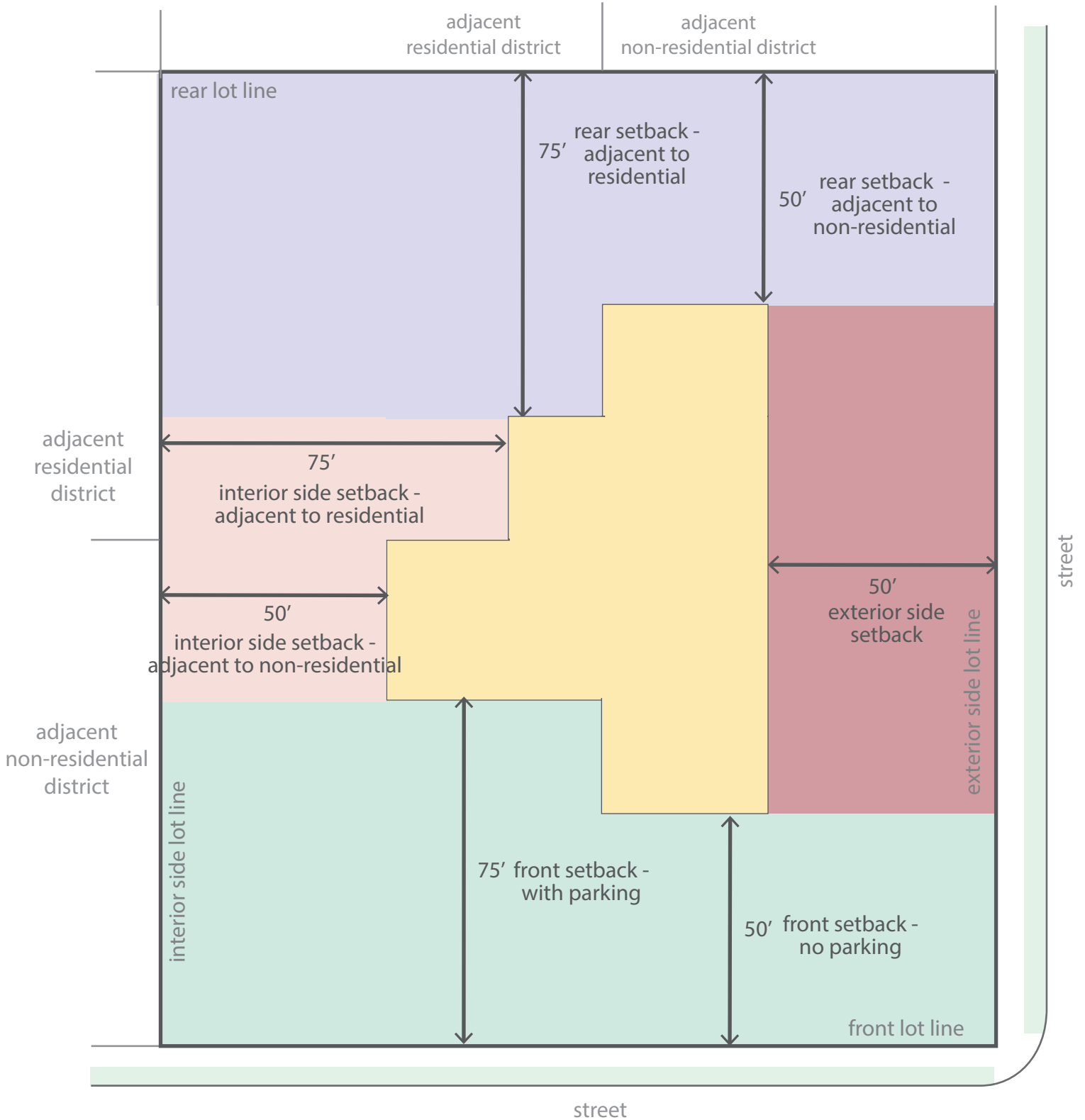
I-2, Heavy Industrial District

ALLOWED BY RIGHT	CONDITIONAL	
<p>Agriculture and Animals Agricultural product processing Agricultural-related business Animal clinic Animal kennel or shelter Animal - domestic or household Botanical garden Greenhouse Plant nursery</p> <p>Recreation, Education & Assembly Arena / auditorium Commercial recreation facility - indoor Community center Conference / convention center Museum Park - community Park - mini Park - neighborhood</p> <p>Services ATM machine Adult day care Auto or equipment auction Automobile repair Car wash Crematory or mausoleum Child care – registered family home (5 children) Copy services Correctional facility or jail Crematory Governmental service facility Maintenance service Medical services - laboratory Office Office / warehouse Postal services Repair services - household Repair services - equipment, large appliances</p>	<p>Retail Auto and vehicle sales/rental Building and landscape material sales Construction / heavy equipment sales/rental Equipment rental - indoor Equipment rental - outdoor Gas station Manufactured home sales Medical marijuana dispensary Pharmacy Recreational vehicle and boat sales/rental Outdoor vending, private property</p> <p>Industrial and Warehousing Artisan / craft product manufacturing Cold storage plant Contractor maintenance yard Industrial - intensive Industrial - light Laboratory - dental or medical Laboratory - manufacturing Laboratory - research Light fabrication and assembly process Manufacturing and/or distribution plant, alcoholic beverages of every kind and type Medical marijuana cultivation facility Mini-warehouse storage Taxidermy Warehousing or wholesaling</p> <p>Transportation / Utilities Parking facility (as principle use) Transportation facilities excluding airports</p>	<p>Agriculture and Animals Livestock market Slaughterhouse</p> <p>Recreation, Education & Assembly Commercial recreation facility - outdoor Educational facility Golf course Outdoor music venue Religious facilities</p> <p>Services Child care - commercial Public safety services</p> <p>Retail Restaurant, microbrewery</p> <p>Industrial and Warehousing Bulk storage of highly flammable material Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500' of a city owned & maintained park or trail Mining Salvage yard</p> <p>Transportation / Utilities Airport facilities Electric generating plant Utility facility Solid waste disposal Wind energy system, large Wireless communication facility (cell towers)</p> <p>Other Temporary uses</p> <hr/> <p>ACCESSORY</p> <p>Residential Dwelling - accessory</p> <p>Transportation / Utilities Solar energy system Wind energy system, small</p> <p>Other Building, accessory - nonresidential Donation box</p>

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I-2 Heavy Industrial Setback Illustration



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PRD, Planned Residential Development

The primary purpose of a PRD is to enhance the design of a residential development by allowing for flexibility and variation from the established site requirements and development standards of the zoning and subdivision codes. The PRD is a mechanism by which the city may allow for variation in the design and arrangement of structures as well as provide for the coordination of project characteristics with features of a particular site in a manner that is consistent with the public health, safety, and welfare of the community. A PRD allows for innovations and special features in site development, including the locations and type of structures, the conservation of natural features, the conservation of energy, the efficient use of open space, and allowances for housing serving varying price points.

The intent of the PRD district is to encourage the use of Smart Growth principals and Traditional Neighborhood Design, to provide a variety of housing types and densities available to the general public, and to promote high quality residential developments while allowing greater flexibility in the design of such developments. The PRD shall produce:

- (1) A maximum choice in the types of environment and living units available to the public;
- (2) A variety of housing types that effectively meets the varying price points of the community;
- (3) Energy-efficient site design or building features;
- (4) A minimum of fifteen percent (15%) common, useable open space and recreation areas;
- (5) A pattern of development which preserves natural features and prevents soil erosion;
- (6) A creative approach to the use of land and related physical development;
- (7) Efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs;
- (8) Environment of stable character in harmony with the surrounding development;
- (9) Efficient use of infrastructure, and,
- (10) High quality architectural design, placement, relationship and orientation of structures.

Smart Growth and Traditional Neighborhood Design (TND): The PRD district shall incorporate Smart Growth principles, including Traditional Neighborhood Design elements into the development by such means as:

- (1) Offer a range of housing opportunities and choices;
- (2) Foster walkable, “close-knit” neighborhoods;
- (3) Promote distinctive, attractive communities with a strong “sense of place”;
- (4) Preserve open space, farmland, natural beauty, and critical environmental areas;
- (5) Strengthen and encourage growth in existing communities;
- (6) Provide an interconnected network of narrow streets that are safe and pleasant for pedestrians and which provide a variety of routes for local traffic; and,
- (7) Provide high quality public spaces such as greenbelts, parks, plazas, squares, courtyards, and streets that are an organizing feature and gathering place for the neighborhood.

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Minimum Area: None

Zoning / Site Plan: The PRD is a combination of zoning designation, master site plan and architectural renderings. A detailed site plan is required for approval. Once approved, the site plan becomes a zoning district by city ordinance in the same manner as any other zoning parcel. Development must follow the site plan exactly.

Maximum Height: As proposed by the applicant and shown on the approved site plan.

Density: As proposed by the applicant and shown on the approved site plan by land use category.

Lot and Area Standards:

District	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
				Interior lot	Exterior lot
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Minimum Setbacks:

District	Front	Side		Rear
		Interior	Exterior	
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Garage Setbacks: As proposed by applicant and shown on the approved site plan.

Uses Allowed: Residential and accessory uses as proposed by applicant and approved with the zoning ordinance.

Development Criteria:

(1) Open Space.

- a. *Minimum area:* 15% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.
- b. *Equitable distribution.* Open space should be distributed more or less equitably throughout the PUD district in relationship to the dwelling units and other use areas that are intended to be served by the common open space.
- c. *Preservation.* Adequate guarantees must be provided that the common open space areas as contained in the plan for the PUD district are preserved and maintained for those purposes only. A property owners' association shall be required if other arrangements satisfactory to the planning commission have not been made for improving, operating and maintaining all such common open space areas. At the time the final plan and plat is submitted, the articles of incorporation and bylaws of the property owners' association shall be reviewed and approved by the planning

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commission. Additionally, the restrictive covenants which run with the land must be submitted and include similar provisions to preserve all open space areas.

- d. *Accessible.* Common useable open space shall be open to tenants and customers within the PUD. Access by the general public is desired.
- e. *Common open space options.* The required common open space may include:
 - 1. wetlands and water bodies;
 - 2. lawns – five percent (5%) maximum of total percentage required;
 - 3. pedestrian paths, trails, sidewalks (exclusive of those required by ordinance) and covered walkways;
 - 4. central gathering spaces such as plazas, parks, or courtyards;
 - 5. vegetated / landscape areas, excluding required parking lot landscaping requirements; and,
 - 6. recreational areas / facilities such as public pools, tennis courts, basketball courts, baseball fields, soccer fields, or similar outdoor recreation facilities that is open to the residents and users of the PRD.

(2) **Structural Design Standards.** The PRD shall meet the following structural design standards.

- a. Buildings shall be sensitive to the natural environmental conditions and should be oriented around a public gathering space such as a plaza, park, or courtyard, or respond in design to a prominent feature, such as a corner location, or other manmade or natural feature.
- b. Buildings and site design shall provide inviting entry orientation.
- c. Main entrances shall be oriented toward the adjoining street.
- d. All structures shall have a common architectural theme.
- e. Human scale features shall be provided.
- f. Provide a variety of building height and varied roofline articulation.
- g. Aluminum, vinyl, or fiberglass siding materials on the facades or sides of the building shall not constitute over fifty percent (50%) of the structure; soffit and fascia shall not be included within this 50% calculation.
- h. Rear and side loading garages shall be setback a minimum of 30 ft. for a rear loading garage and twenty feet (20') for a side loading street facing garage. Front loading garages shall be setback a minimum of 30 ft. from the property line.

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PUD, Planned Unit Development

The purpose of the PUD district is to establish a mechanism for a person to propose a commercial, industrial or residential mixed-use development that is innovative but which does not strictly comply with the provisions of the zone in which the property is located and cannot be achieved through traditional zoning. The intent of the PUD district is to promote high quality developments while allowing greater flexibility in the design of such developments. The PUD should produce:

- (1) a maximum choice in the types of environment and living units available to the public;
- (2) common open space and recreation areas;
- (3) a pattern of development which preserves natural features and prevents soil erosion;
- (4) a creative approach to the use of land and related physical development;
- (5) an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering costs;
- (6) internally located commercial uses that serve surrounding residential areas; and,
- (7) an environment of stable character in harmony with the surrounding development.

Zoning / Site Plan: The PUD is a combination of zoning designation and master site plan. A detailed site plan is required for approval. Once approved, the site plan becomes a zoning district by city ordinance in the same manner as any other zoning parcel. Development must follow the site plan exactly.

Maximum Height: As proposed by the applicant and shown on the approved site plan.

Density: As proposed by the applicant and shown on the approved site plan by land use category.

Lot and Area Standards:

District	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
				Interior lot	Exterior lot
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Minimum Setbacks:

District	Front	Side		Rear
		Interior	Exterior	
PUD	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.	As proposed by applicant and shown on the approved site plan.

Garage Setbacks: As proposed by applicant and shown on the approved site plan.

Uses Allowed: As proposed by the applicant and approved in the zoning ordinance.

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Development Criteria:

(1) Open Space.

- a. *Minimum area:* 20% of the total project area, exclusive of public right-of-way and parking lots, shall be devoted to common open space.
- b. *Equitable distribution.* Open space should be distributed more or less equitably throughout the PUD district in relationship to the dwelling units and other use areas that are intended to be served by the common open space.
- c. *Preservation.* Adequate guarantees must be provided that the common open space areas as contained in the plan for the PUD district are preserved and maintained for those purposes only. A property owners' association shall be required if other arrangements satisfactory to the planning commission have not been made for improving, operating and maintaining all such common open space areas. At the time the final plan and plat is submitted, the articles of incorporation and bylaws of the property owners' association shall be reviewed and approved by the planning commission. Additionally, the restrictive covenants which run with the land must be submitted and include similar provisions to preserve all open space areas.
- d. *Accessible.* Common useable open space shall be open to tenants and customers within the PUD. Access by the general public is desired.
- e. *Common open space options.* The required common open space may include:
 1. Wetlands and water bodies, including the normal water surface area of unfenced retention ponds up to 50% of the required open space area;
 2. Active detention ponds that include recreational equipment/facilities;
 3. Vegetated / landscaped area, excluding required parking lot landscaping requirements;
 4. Pedestrian paths, trails, sidewalks (exclusive of those required by ordinance) and covered walkways;
 5. Public plazas and hard surfaced recreation areas; and,
 6. Public pools, tennis courts, basketball courts, baseball fields, soccer fields, or similar outdoor recreation facilities that are open to the residents and users of the PUD.

(2) Structural Design Standards. The PUD shall meet the design standards for large scale developments in the subdivision code and the following structural design standards.

- a. Residential buildings should have their main entrances oriented toward the adjoining street.
- b. All structures shall have a common architectural theme.
- c. Avoid unbroken building facades of more than 100 ft.
- d. Provide human scale features, especially at street level.
- e. Avoid unarticulated and monotonous building facades and window placement.
- f. Provide a variety of building heights and varied roofline articulation.
- g. Aluminum, vinyl or fiberglass siding or roofing materials on the facades or sides of the building shall not be visible from a public right-of-way.
- h. Rear and side loading residential garages are encouraged and shall be setback a minimum of 20 feet. Front-loading garages shall be recessed a minimum of 10 ft, from the front elevation of the house and shall be setback a minimum of 30 ft. from the front property line.