

Density and Dimensional Standards - All Other Districts

		I-1 Light Industrial District	I-2 Heavy Industrial District	U University District	MS-1 Medical Services District	X1 Mixed Use District	X2 Mixed Use District	X3 Mixed Use District	D1 Downtown District	D2 Downtown District	D3 Downtown District
Standards	Notes	Districts									
Lot Standards											
Minimum Lot Area (sq. ft.)	New lots	10,000	10,000	None	None	None	None	None	None	None	None
Maximum Density	Dwelling units/acre	—	—	—	15	12	12	29	—	—	—
Maximum Building Coverage	% of lot area	85	85	—	80	75	75	100	100	75	100
Minimum Lot Width (ft.)		50	50	—	50	50	50	50	25	50	50
Setbacks (ft.) [1,2,7,10]	Front [5]	0	0	—	25	0 - 15	0 - 25	0 - 10	0	0	0
	Side [4,7,10]	0	0	—	5;10	0 - 8	10	0	0	0	0
	Rear [4,10]	0	0	—	25	0 - 25	25	10	0	0	0
Maximum Height (ft.) [3,6,8]		70	None	—	160	40	50	50	None	50	60
Accessory Buildings (Detached)											
Maximum Accessory Building Coverage Ratio	% of principal building coverage	—	—	—	90	90	90	90	—	—	—
Setbacks (ft.) [1,2]	Front [9,11]	—	—	—	25	0 - 15	0 - 25	0 - 10	—	—	—
	Side [10,14,15]	—	—	—	3	3	3	3	—	—	—
	Rear [10,14]	—	—	—	5	5	5	5	—	—	—
	From other buildings [12]	—	—	—	6	6	6	6	—	—	—
Minimum Garage Entry Setback (ft.)	front entry [9]	—	—	—	20	20	20	20	—	—	—
Minimum Garage Entry setback (ft.)	rear entry (from alley)	—	—	—	10	10	10	10	—	—	—
Minimum Garage Entry Setback (ft.)	side entry (from alley)	—	—	—	5	5	5	5	—	—	—
Maximum Height (ft.) [3,13]		—	—	—	15-20	15-20	15-20	15-20	—	—	—

Notes:

- [1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.
- [2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of the district.
- [3] Height restrictions of Airport Overlay District may be more restrictive.
- [4] "I" Districts: 10' rear or 7' side yard setback where that yard abuts any residential dwelling district.
- [5] "I" Districts: Where the frontage along one side of the street in that block abuts a residential district, then, the front yard requirements of the residential district shall apply.
- [6] "U" District: Minimum yard requirements and maximum height shall be in accordance with the approved Master Development Plan.
- [7] "MS-1" District: The side setbacks are 5' for buildings up to 50' in height and 10' for buildings taller than 50' in height.
- [8] "MS-1" District: Any other building or structure that is not a hospital shall not exceed a height of 100 feet; however, if located within 150 feet of the boundary of the district, it shall not exceed a height of 50 feet.
- [9] "X" Districts: Setbacks with a range are determined at the discretion of the Planning Director.
- [10] "X-2" District: Side and rear yard setbacks may be reduced if not abutting residential uses, as determined at the discretion of the Planning Director.

[11] *Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for roadside stands, garages and carports. If, in the judgment of the planning director, construction of a roadside stand, garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director. If more restrictive than provided above, setbacks as set forth by plats of subdivision shall apply to any and all accessory structures.*

[12] *Setback from Principal Building. No portion of an accessory building, except for a carport, shall be located closer than six feet to the principal building or another accessory building on the same lot. However, an unenclosed breezeway may be extended between the principal structure and the accessory structure for the purpose of providing a covered walkway. In no event shall the construction of a covered walkway or a detached carport located next to another building be deemed to join the principal and accessory structures into one principal structure.*

[13] *Maximum Height. In the "MS-1", "X", and "D-2" districts accessory buildings and structures shall not exceed 15 feet when the principal building is one-story or 20 feet when the principal building is two-stories or more.*

[14] *The Accessory building (detached) side and rear setbacks only applies to residential uses in the "X" and "MS-1" Districts.*

[15] *An unenclosed carport located less than 6 feet from the principal building may extend to within 3 feet of a side yard.*