

Summary of Area and Dimensional Regulations for All Zoning Districts

Table 1. Residential Zoning Density Per Unit Type Per Zoning District

	Single-Family Detached		Duplex		Townhouse		Multi-Family		Other Uses	
	Lot Area (sf)	Units/Acre	Lot Area (sf)#	Units/Acre	Lot Area (sf)#	Units/Acre	Lot Area (sf)#	Units/Acre	Lot Area (sf)	Units/Acre
R-1	10,000	4							10,000	
R-2	7,000	6	5,500 #	7					7,000	
R-3s	6,000	7	4,000 #	10	2,000 #	21	3,000 #	14 (SUP Req'd)	6,000	
R-4	6,000	7	3,000 #	14	2,000 #	21	3,000 #	14	6,000	
R-5					2,000 #	21	1,800 #	24	6,000	
R-6*	Per Master Plan	6								
R-7*	Per Master Plan	15	Per Master Plan	15	Per Master Plan	15	Per Master Plan	15	Per Master Plan	
R-8	2,800	15	1,800	24	1,800	24			6,000	
MX-U^	Per Master Plan	20	Per Master Plan	20	Per Master Plan	20	Per Master Plan	20	Per Master Plan	
U-R	7,000	6	7,000 #	6						
B-1	No Min.	No Max.	No Min.	No Max.	No Min	No Max.	No Min.	No Max.	No Min.	

* R-6 and R-7 developments require at least two types of residential housing types (i.e. lot size variations and configurations, single-family attached, etc.) and no one housing can exceed 70 percent of the master plan. In R-7, no more than 30 percent of the total dwellings may be multi-family units.

^ MX-U requires a specific mix of uses; residential uses shall make up no less than 50 percent nor more than 80 percent of the uses within the master plan.

Per unit

Table 2. Residential Zoning Minimum Lot Dimension and Maximum Building Height Per Zoning District (in feet)

	Single-Family Detached				Duplex				Townhouse				Multi-Family				Other Uses			
	Width	Depth	Stories	Height	Width*	Depth	Stories	Height	Width*	Depth	Stories	Height	Width	Depth	Stories	Height	Width	Depth	Stories	Height
R-1	80	100	3	35													80	100	3	35
R-2	60	100	3	35	30*	100	3	35									60	100	3	35
R-3s	60	100	3	35	30*	100	3	35	18*	112	3	40	60	100	3	40	60	100	3	40
R-4	80	100	3	35	60	100	3	35	18*	112	3	40	60	100	3	40	80	100	3	35
R-5									18*	112	3	40	60	100	4	52	60	100	3	40
R-6*	Per Master Plan				Per Master Plan															
R-7*	Per Master Plan				Per Master Plan				Per Master Plan				Per Master Plan				Per Master Plan			
R-8	35	60	3	40	25*	60	3	40	18*	80	3	40					60	100	3	40
MX-U^	Per Master Plan				Per Master Plan				Per Master Plan				Per Master Plan				Per Master Plan			
U-R	60	100	3	35	30	100	3	35												
B-1	No Minimum				No Minimum				No Minimum				No Minimum				No Minimum			

NOTE: Lot dimensions are minimum requirements and listed heights are permitted maximums. Also, all lot widths are measured at the required setback line.

* Lot width per unit.

Table 3. Residential Zoning Minimum Setbacks per Zoning District in feet

	Single-Family Detached			Duplex			Townhouse			Multi-Family			Other Uses		
	Front	Side*	Rear	Front	Side*	Rear	Front	Side^	Rear	Front	Side*	Rear	Front	Side*	Rear
R-1	30	10*	25										30	10*	25
R-2	30	10*	20	30	10*	25							30	10*	20
R-3s	30	10*	20	30	10*	25	30	10^	25	30	10*	25	30	10*	25
R-4	30	10*	20	30	10*	25	30	10^	25	30	10*	25	30	10*	20
R-5							10	10^	25	10	10*	25	10	10*	25
R-6*	Per Master Plan			Per Master Plan						Per Master Plan			Per Master Plan		
R-7*	Per Master Plan			Per Master Plan			Per Master Plan			Per Master Plan			Per Master Plan		
R-8	10	7 or 10#	15	10	7 or 10#	15	10	10	20				10	10	25
MX-U^	Per Master Plan			Per Master Plan			Per Master Plan			Per Master Plan			Per Master Plan		
U-R	25	5	20	25	5	25									
B-1	No Minimum			No Minimum			No Minimum			No Minimum			No Minimum		

NOTE: All setbacks are minimum standards and there are zero setbacks for all shared party walls.

* Where a lot of record is less than 60 feet in width as measured at the front setback line, side yard setback lines may be reduced to 5 feet.

^ Each townhouse group of more than four attached units shall have a minimum side yard setback of 15 feet for each end unit.

Setback depends upon the number of stories (1- and 2-story dwellings require 7-ft. setbacks and 3-story dwellings require 10-ft setbacks). Additionally, by special use permit, side yard setbacks may be reduced up to 0 feet if sprinkler systems are installed or walls with 1-hr. fire resistance rating are constructed.

Table 4. Business and Industrial District Zoning Lot Dimensions and Building Height Maximums in feet

	All Uses			
	Width	Depth	Stories	Height
B-1	No Minimum	No Minimum	No Maximum	75*
B-2	No Minimum	No Minimum	No Maximum	75*
M-1	No Minimum	No Minimum	No Maximum	75*^

NOTE: Although there are no minimum dimensional requirements for parcels, all new parcels must have public street frontage. Also, all lot widths are measured at the required setback line.

* SUPs may be approved to allow structures taller than 75 feet.

^ Wireless Telecommunications Facilities towers are permitted to reach 125 feet by right but may exceed 125 feet by SUP.

Table 5. Business and Industrial Zoning District Setbacks in feet

	All Uses		
	Front	Side	Rear
B-1	No Minimum	No Minimum	No Minimum
B-2	30	10*	10*
M-1	30	10*	10*

NOTE: All setbacks are minimum standards and there are zero setbacks for all shared party walls.

* Side and rear yard setbacks increase to 30 feet when a side or rear property line is shared with a residential district and an additional foot of setback is applied for each foot that a structure is above 35 feet height.