

Existing Zoning District Category		RESIDENTIAL-ZONING DISTRICTS					BUSINESS-ZONING DISTRICTS			INDUSTRIAL-ZONING DISTRICT					OTHER-ZONING DISTRICT							
Proposed Zoning District:	RD	SB-1	SB-2	SB-3	SB-4	SB-5	CB-1	CB-2	CB-3	CB-4	CB-5	CB-6	CB-7	SB	12	13	14	AC	RR	EX	DA	
Existing Zoning District:	RD	Bi-1	NEW	B-2 & B-3	B-4	B-5	CB-1	B-2 & B-3	B-4	B-5	B-6	B-7	B-8	NEW	I-1	I-2	NA	NEW	NEW	EX	NEW	
<i>Purpose of the Zoning District:</i>	<i>Rural Development District (New Large-Lot)</i>	<i>Single Family Residential</i>	<i>Single Family Residential</i>	<i>Mixed Residential Low-Density</i>	<i>Mixed Residential High-Density</i>	<i>Mixed Residential</i>	<i>Mixed Residential</i>	<i>Mixed Residential</i>	<i>Mixed Residential</i>	<i>Mixed Residential</i>	<i>Mixed Residential</i>	<i>Mixed Residential</i>	<i>Mixed Residential</i>	<i>Mixed Residential</i>	<i>DownTown Mixed Use</i>	<i>Corridor Mixed Use</i>	<i>Institutional</i>	<i>Business Park</i>	<i>Light Industrial</i>	<i>General Industrial</i>	<i>Heavy Industrial</i>	
<i>Distance and Impact Limitations:</i>																						
<i>Maximum Buildable Area (% of lot) Maximum Impervious Surface Percentage of Lot</i>			30% (60%)	30%	40%/40% (70%)			40% (single & two-family) 40% (multi-family) buildings & structures (Two-family) (70%)	70%		100%	50% (75%)	75%	75%	75%	75%	75%	25%	25%	30%	25%	
<i>Lot Requirements:</i>																						
<i>Minimum Lot Area (square feet)</i>	87,120	12,150 (8,000)	5,000					12,000 (single-family) 12,000 (two-family) 12,000 (multi-family) 12,000 (rv-family) 12,000 (rv-family) 12,000 (rv-family) 12,000 (rv-family)	2 acres (8,000)		0 (None)	21730/9600 (8,000)	8,000	20,000 or 30,000	21,780 (20,000 or 10,000)	21,781 (20,000 or 10,000)	1 Acre		1 Acre	1 Acre	None	1 Acre
<i>Minimum Lot Width at Front Setback Line (feet)</i>	270	90 (60)	50	75/50 (50 or 25)**	40 (single-family) 40 (Two-family) 50 (rv-family) 50 (rv-family)			30		0 (10)	90 (60 or 25)	60 or 25	90 (60 or 0)	90 (60 or 0)	300		300	300	300	300	300	
<i>Minimum Lot Depth (feet)</i>	130	130 (None)	None	130/130 (None)	130 (None)	None		0 (None)	130 (None)	None	None	130 (None)	130 (None)	None	None	None	None	None	None	None	None	
<i>Minimum Lot Frontage as Right-of-Way</i>		30	30	30	30	30		30		10	30	30	30	30	50	50	300	50	100	None	100	
<i>Minimum Floor Area (square feet by unit type)</i>		None	None	600sf (two-family) 600sf (two-family) (None)	600sf (two-family) 600sf (two-family) (None)	None		None	None	None	None	None	None	None	None	None	None	None	None	None		
<i>Minimum Lot size per square feet</i>		None	None	None	None	None		5000 (None)	None	None	None	None	None	None	None	None	None	None	None	None	None	
<i>Minimum Unit Count</i>		None	None	None	None	None		20 (None)	None	None	None	None	None	None	None	None	None	None	None	None	None	
<i>Principal Building Setbacks:</i>																						
<i>Minimum Front Street Setback (feet) Minimum Front Setback</i>	35	30 (20)	Front: 20, Alley: 10	25/25 (20)	25 single-family (Two-family) +2 (20)		20 (20)	0 (Max: 6, Min: 30)			50 (may be used for front setbacks for adjacent developments) / 30 (20)	20		20	20 * (20)	20 * (20)	20	35	20	None	30	
<i>Minimum Street Side Setback - Corner (feet) Minimum Street Side Setback</i>	35	25 (20)	Front: 20, Alley: 10	25/25 (20)	25 (20)		20 (20)			None - provided plan commission may grant an exception to the vision clearance requirements. * (Max: 30, Min: 30)	30/30 (20)	20	20	20 * (20)	20 * (20)	20	35	20	None	30		
<i>Minimum Porch Setback - Front and Street Side Yards</i>		30	10	10	10	10		NA	NA		10	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
<i>Minimum Front-Loaded Garage Setback</i>		Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	Even with or behind principal building	NA	NA	NA	Even with or behind principal building	
<i>Minimum Side Yard Setback - Interior (feet)**</i>	300	10 (0)	5	30% of lot width at building line (5 or 6)*	4 feet on either side of rear side yard and total no less than 18 feet (single-family) 30 (Two-family) +2 (0) or 10 (rv-family) +2 (0)		20 (0)	None, provided a minimum of six feet is provided from either side of rear side yard unless they share a party wall. * (Max: 6, Min: 10)		20 feet. Interior side setbacks may be reduced to zero where buildings share a party wall, provided conditional use approval has been granted. (0) or 6 (0 or 6)	30 or 0	12 or 0	10 feet. Interior side setbacks may be reduced to zero where buildings share a party wall, provided conditional use approval has been granted. (0) or 6 (0 or 6)	20	20	30	20	None	30			
<i>Minimum Rear Yard Setback (feet)</i>	35	30 (20)	Front: 20, Alley: 5	25/20 (20)	20 (single-family) 30 (Two-family) +2 (0)		20 (20)	0 (Max: 6, Min: 10)		20/20 (20)	20	20	20 * (20)	20 * (20)	20	35	20	None	30			
<i>Maximum Building Height (feet)</i>	50	35 (35 and 2.5 stories)	35 and 2.5 stories	35/35 (45 and 3 stories)	35 (single) 30 (Two-family) +2 (4 stories) 35 and 2.5 stories		35 and 2.5 stories	40 (Max: 40 and 4 stories) 30 (Two-family) +2 (4 stories) 30 and 2 stories	50/50 (40 and 4 stories)	50/50 (40 and 4 stories)	40 and 4 stories	40 and 4 stories	50 * (60 and 4 stories)	50 * (60 and 4 stories)	60 and 4 stories	50	45 and 3 stories	None	60 and 4 stories			
<i>Accessory Building Requirements %</i>																						
<i>Minimum Building Separation (accessory to principal structure)</i>	10	10 (See Building Code)	See Building Code	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)	10 (See Building Code)		
<i>Minimum Front and Side Yard Setback (for the accessory structure)</i>	Not permitted	Not permitted * Even with or behind principal building	Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Not permitted * Even with or behind principal building	Even with or behind principal building	5	None	Even with or behind principal building			
<i>Minimum Side Yard Setback (for accessory structure)</i>	Not permitted *	Not permitted * (0)	3	Not permitted * (0)	Not permitted * (0)	Not permitted * (0)	Not permitted * (0)	Not permitted * (0)	Not permitted * (0)	3	3	3	Not permitted * (0)	Not permitted * (0)	30	5	5	None	10			
<i>Minimum Rear Yard Setback (for accessory structure)</i>	5	5 (5)	5	5/5 (5)	20 (single-family) 30 (Two-family) +2 (0)		20 (0)	0 (0)	20/20 (0)	5	5	20 (0)	20 (0)	30	5	5	None	10				
<i>Maximum Building Height (for accessory structure)</i>	20	20 (20 or 25)*	20 or 25*	20/20 (20 or 25)*	20 (20 or 25)*		20 (20 or 25)*	20 * (25)	20 * (25)	25	40	20 * (60)	20 * (60)	60	30	45	None	60				
<i>Parcement Requirements:</i>																						
<i>Minimum Pavement Setback - Side or Rear</i>		3	3	3	3	3		0	3	3	3	3	3	3	3	3	3	3	3	3	3	
<i>Minimum Pavement Setback - Right of Way</i>		30	30	30	30	30		30	30	30	30	30	30	30	30	30	30	30	30	30	30	

**Existing Footnotes:**

- 1 A conditional use may be issued for a zero lot line dwelling. "Zero lot line dwelling" means a single structure consisting of two residential dwelling units which exist on two lots (that are created upon completion of construction of the single structure) that have a property line along a common wall where the residential dwelling units meet and are attached.
- 2 Minimum setbacks of 30 feet in height. For buildings over 30 feet height, the minimum front yard width and the minimum interior side yard shall be increased by one foot for each two feet or fraction thereof by which the building height exceeds 30 feet.
- 3 Where a CBD 1 commercial lot abuts a residential district, the rear and side yard minimum requirements shall be those of the B-3 district.
- 4 Any party desiring a zero setback as set forth above must first obtain a conditional use permit, regardless if the use is permitted or conditional.
- 5 Shared property line between the principal building and the accessory structure.
- 6 Height, area and setback requirements. There are no height, area and setback requirements. For conditional uses, they shall be established during the conditional use process.
- 7 Detached accessory structures shall not cover more than 35 percent of the rear yard nor shall they cause the district lot coverage limits to be exceeded, unless conditional use approval is granted.
- 8 All accessory structures shall be located within the required side yard.
- 9 No accessory structure shall exceed 20 feet in height except in nonresidential structures where they are permitted upon prior approval of the plan commission, but shall not in any case exceed the height of the principal structure.
- 10 No accessory structure shall be located in the front yard.

**New Footnotes:**

\*20' meeting accessory structure setbacks, 25' meeting principal structure setbacks. No detached accessory structure shall be taller than the principal structure on site.

\*\*0' for shared lot line situations