

CHAPTER D PROPERTY DEVELOPMENT REGULATIONS (PDRs)

Section 1 PDRs for Standard Zoning Districts

A. PDRs

The minimum lot dimensions, maximum FAR, maximum building coverage, and minimum setbacks in each Standard Zoning District are indicated in [Table 3.D.1.A, Property Development Regulations](#) unless otherwise stated within this Section. Front, side, side street, and rear setbacks shall be applied in accordance with the lot orientation as defined by lot frontage. **[Ord. 2005-041] [Ord. 2019-005] [Ord. 2023-021]**

Table 3.D.1.A – Property Development Regulations

Zoning District	Min. Lot Dimensions			Max. FAR (5)	Max. Building Coverage	Min. Setbacks (7)			
	Size	Width and Frontage	Depth			Front	Side	Side Street	Rear
Agriculture/Conservation									
PC	1 ac.	-	-	-	-	50'	50'	50'	50'
AP	10 ac.	300'	300'	-	10% (9)	100'	50'	80'	100'
AGR	5 ac.	300'	300'	-	15%	100'	50'	80'	100'
Residential (2)(3)(4)									
AR (RR-20)	20 ac.	300'	300'	0.15	15%	100'	50'	80'	100'
AR (RR-10)	10 ac.								
AR (RR-5)	5 ac.								
AR (RR-2.5)	2.5 ac.	200'	200'	-	20%	50'	25'	25'	40'
AR and RE (U/S Tier) (1)	1 ac.	125'	200'	-	30%	50'	15'	25'	25'
RE (RSA)	2.5 ac.	200'	200'	-	20%	50'	25'	25'	40'
RT	14,000 sq. ft.	100'	125'	-	30%	25'	15'	25'	25'
RS	6,000 sq. ft.	65'	75'	-	40%	25'	7.5' (10)	15'	15'
RM	-	65'	75'	-	40%	25'	15'	25'	15' (8)
Commercial									
CN	0.5 ac.	100'	100'	-	25%	30'	30'	(6)	30'
CC	1 ac.	100'	200'	-	25%	30'	30'	(6)	30'
CG	1 ac.	100'	200'	-	25%	50'	15'	(6)	20'
CLO	1 ac.	100'	200'	-	25%	30'	15'	(6)	20'
CHO	1 ac.	100'	200'	-	25%	40'	15'	(6)	20'
CRE	3 ac.	200'	300'	-	40%	80'	50'	80'	50'
IR	N/A	50'	100'	-	40%	Art. 3.B.15, Infill Redevelopment Overlay (IRO)			
UI	N/A	50'	100'	-	N/A	Art. 3.B.16, Urban Redevelopment Area Overlay (URAO)			
UC	N/A	50'	100'	-	N/A	Art. 3.B.16, Urban Redevelopment Area Overlay (URAO)			
Industrial									
IL	1 ac.	100'	200'	-	45%	40'	15'	25'	20'
IG	2 ac.	200'	200'	-	45%	45'	20'	45'	20'
Institutional/Civic									
IPF	1 ac.	100'	200'	-	25%	50'	15'	25'	20'
PO	-	-	-	-	-	-	-	-	-
[Ord. 2005-002] [Ord. 2005-041] [Ord. 2010-005] [Ord. 2010-022] [Ord. 2012-027] [Ord. 2016-042] [Ord. 2017-007] [Ord. 2019-005] [Ord. 2020-020] [Ord. 2023-009] [Ord. 2023-021]									
Notes:									

1.	<p>Properties with AR zoning with a residential future land use designation in the Urban/Suburban Tier are not required to rezone when: [Ord. 2023-009] [Ord. 2023-021]</p> <p>a. subdividing for a residential use provided that the newly subdivided density is a maximum of one unit per acre; or [Ord. 2023-009] [Ord. 2023-021]</p> <p>b. developing a non-residential use that is allowed in AR. [Ord. 2023-009] [Ord. 2023-021]</p>
2.	<p>Existing residentially zoned lots that do not meet the minimum width and depth pursuant to this Table or Notes 3 and 4 below, may utilize the following PDRs for a Single Family dwelling unit only. For non-conforming depth: Front setback is 30 percent of lot depth, and Rear setback is 20 percent of lot depth. For non-conforming width: Side setback is 15 percent of lot width, and Side Street is 20 percent of lot width. [Ord. 2010-005] [Ord. 2023-009] [Ord. 2023-021]</p>
3.	<p>A lot in the AR Zoning District that is a Legal Lot of Record prior to the Plan's August 31, 1989 adoption, and is one acre or greater in any residential future land use designation, shall be considered a conforming lot when developed with a residential or agricultural use in any tier; or developed with an institutional use outside of the U/S Tier. The PDRs shall be as follows: [Ord. 2023-009] [Ord. 2023-021]</p> <p>a. A lot with an RR-5, RR-10, or RR-20 FLU designation that does not meet the minimum width or depth, but meets the minimum width or depth of a lot with AR (RR-2.5) shall meet the setbacks for the AR (RR-2.5). [Ord. 2023-021]</p> <p>b. A lot that does not meet the minimum lot width or depth of a lot with AR (RR-2.5), shall use the non-conforming percentage setbacks, pursuant to Note 2, for the applicable setback for which lot width or depth is not met. [Ord. 2023-021]</p>
4.	<p>A lot in the AR Zoning District that is a Legal Lot of Record prior to the Plan's August 31, 1989 adoption, and is in the U/S Tier shall be considered a conforming lot when developed with a residential or agricultural use. The PDRs shall be as follows: [Ord. 2023-009] [Ord. 2023-021]</p> <p>a. A lot less than one acre and greater than or equal to 14,000 square feet shall use the RT PDRs. [Ord. 2023-009] [Ord. 2023-021]</p> <p>b. A lot less than 14,000 square feet shall use the RS PDRs. [Ord. 2023-009] [Ord. 2023-021]</p> <p>c. A lot that does not conform to the minimum lot width or depth of the RT or RS Zoning Districts, shall use the non-conforming percentage setbacks, pursuant to Note 2, for the applicable setback for which lot width or depth is not met. [Ord. 2023-009] [Ord. 2023-021]</p>
5.	<p>The maximum FAR shall be in accordance with FLUE Table 2.2-e.1, Maximum Floor Area Ratios (FARs) For Non-Residential Future Land Use Categories and Non-Residential Uses of the Plan , and other related provisions, unless otherwise noted. The 0.15 FAR for the AR Zoning District is applicable where the primary use of a lot is residential. [Ord. 2005-041] [Ord. 2023-021]</p>
6.	<p>Setback equal to width of R-O-W Buffer pursuant to Art. 7, Landscaping . [Ord. 2005-002] [Ord. 2005-041]</p>
7.	<p>Buildings over 35 feet in height shall increase setbacks in accordance with Art. 3.D.1.E.2, Multifamily, Non-Residential Districts, and PDDs . [Ord. 2005-002] [Ord. 2005-041] [Ord. 2023-021]</p>
8.	<p>Property previously developed with a RM or RH rear setback of 12 feet shall be considered conforming and subject to Art. 1.E, Prior Approvals . [Ord. 2005-002] [Ord. 2005-041]</p>
9.	<p>Maximum Building Coverage in the AP district with an SA FLU designation may be increased to 15 percent. [Ord. 2017-007]</p>
10.	<p>Side setback for a SFD shall be increased to ten feet when adjacent to the ZLL side property line of a ZLL home, pursuant to Art. 3.D.2.B.1.d, ZLL Adjacent to Other Housing Types . The SF lot shall have an easement recorded pursuant to Art. 3.D.2.B.3.e, Access, Maintenance, and Roof Overhang Easement . [Ord. 2020-020]</p>