

## Sec. 16-3-80. - Density and dimensional standards.

Table 3-3 lists the density and dimensional standards that apply within zoning districts. These are base standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this land use code or site-specific conditions may further limit development.

Zoning district	Density (dwelling units per acre)		Minimum lot size (net) <sup>7, 15</sup>		Min. Street Frontage <sup>4</sup> (feet)	Minimum Setbacks Principal/Accessory <sup>9, 5</sup>			Max. Lot Coverage (%)	<del>Max. FAR<sup>5, 15</sup></del>	Max. Building Size <sup>3</sup> (sq. ft.)	Max. Height (feet)
	Max	Min.	Area (sq. ft.)	Width (ft.)		Street <sup>1</sup> (feet)	Side <sup>2</sup> (feet)	Rear (feet)				
Residential Zoning Districts												
RSF-E	1 per 2.5 Ac.	na	2.5 Ac	100	50	20/25	15/5	25/10	15	<del>na</del>	na	35/30
RSF-1	1.0	2.5	43,560	100	50	20/25	15/10	30/10	20	<del>na</del>	na	35/30
RSF-4 <sup>8</sup>	4	2	6,250	50	40	20/25	5/5	25/10	50	<del>na</del>	na	35/30
RMF-8	8	4	5,000 <sup>7, 15</sup>	50 <sup>15</sup>	20	20/25 <sup>15</sup>	See Notes 10, 15	25/10 <sup>15</sup>	70	<del>0.45</del>	na	35/30
RMF - 14	14	8	4,000 <sup>7, 15</sup>	40 <sup>15</sup>	20	20/25	5/5	25/10 <sup>15</sup>	75	<del>0.75</del>	na	47
Nonresidential zoning districts												
DMU	14	na	5,000 <sup>15</sup>	50 <sup>15</sup>	na	0/0 <sup>11, 15</sup>	0/0 <sup>6, 15</sup>	0/0 <sup>6, 15</sup>	100	<del>4.00</del>	15,000	40
HC	8	na	7,500	50 <sup>15</sup>	na	20/25 <sup>15</sup>	0/0	0/0 <sup>6</sup>	75	<del>0.50</del>		40
GC	8	na	1 ac <sup>15</sup>	50 <sup>15</sup>	na	20/25 <sup>15</sup>	0/0	0/0 <sup>6</sup>	80	<del>0.50</del>	125,000 per business use	40
LI	8	na	1 ac	100	na	20/25	0/0	25/25	80	<del>0.25</del>		40

Rural Zoning District

Zoning district	Density (dwelling units per acre)		Minimum lot size (net) <sup>7, 15</sup>		Min. Street Frontage <sup>4</sup> (feet)	Minimum Setbacks Principal/Accessory <sup>9, 6</sup>			Max. Lot Coverage (%)	<del>Max. FAR<sup>5, 7</sup></del>	Max. Building Size <sup>3</sup> (sq. ft.)	Max. Height (feet)
	Max	Min.	Area (sq. ft.)	Width (ft.)		Street <sup>1</sup> (feet)	Side <sup>2</sup> (feet)	Rear (feet)				
AG	1 per 5 Ac.	na	na	na	na	na	na	na	na	<del>na</del>	na	na

Notes to Table 3-3

- <sup>1</sup> Garages with street facing doors shall be setback 23 feet from the street property line in all urban residential zones. Garages may be up to 5 feet in front of enclosed living areas of the home.
- <sup>2</sup> Side setbacks for accessory structures apply to those that are located on the rear half of the lot. Principal setbacks apply to accessory structures that are not located on the rear half of the lot.
- <sup>3</sup> Buildings in excess of stated maximum size limits may be approved in accordance with the Conditional Use Permit procedures in this Code.
- <sup>4</sup> Minimum street frontage on a cul-de-sac is reduced to 30 feet.
- <sup>5</sup> ~~FAR = Floor Area Ratio. Reserved for future note.~~
- <sup>6</sup> Five (5) foot setback between adjacent residential uses, ten (10) foot setback between residential zone or use and a commercial use.
- <sup>7</sup> In RSF-4 and all RMF districts the minimum lot area is required for each dwelling unit.
- <sup>8</sup> In RSF-4 districts, lot size may be reduced by not more than ten percent (10%), provided that the overall average lot size within the district is 6,250 square feet, (i.e., total area within the lots/number of lots = 6,250 square feet) The ten percent (10%) lot reduction provision does not trigger the clustering of lots as provided in Section 16-3-110(4).
- <sup>9</sup> A Principal structure is defined as the structure containing the principal use on the property including structures which are attached to and architecturally integrated with the principal structure. An accessory structure is defined in other sections of this Code.
- <sup>10</sup> RMF-8 Side yard setbacks for single family residences require a minimum of 5 feet from side lot line on one side and a minimum of 10 feet from side lot line on the other side retaining a minimum separation between adjacent principal structures of 15 feet. Accessory structures may be located 3 feet from side lot line. Multi-family setbacks for principal structures are 20 feet minimum from one side yard property and a minimum of 5 feet from the other side property line retaining a required minimum separation of 25 feet between multi-family principal structures on adjacent lots. Accessory structures to multi-family structures must be set back 5 feet from the property line.
- <sup>11</sup> In DMU districts the minimum street setback for residential property is 20/25.
- <sup>12</sup> In RSF-4 districts, on corner lots, the side lot line adjacent to a street shall have a minimum setback of 15 feet.
- <sup>13</sup> In RSF-4 districts, ranch style homes may have a maximum lot coverage of 60%.
- <sup>14</sup> General Note: See the Alternative Residential Development Standards of this Code for additional information regarding Flagpole Lots, Attached Housing, Zero Lot Line and Cluster Development.

<sup>15</sup> Single-Family Attached Density and Dimensional Standards:

(1) The minimum lot size shall be one thousand six hundred (1,600) square feet.

~~(2) FAR calculation shall not apply to this type of development.~~

~~(3)~~(2) The front setback shall be ten (10) feet from the lot line, rear setback shall be twenty (20) feet, side setbacks shall be zero (0) for interior lots and ten (10) feet for end or corner lots, or the same as the underlying zone district.

~~(4)~~(3) For additional clarification, refer to Land Use Code Section 16-3-110 alternative residential development options (2)a., (2)b., and (2)c.