

TABLE 18.20.040: OFFICIAL BULK AND PLACEMENT REGULATIONS

District	Max Height and Min Setbacks (ft.)					Min Lot Width (ft.)	Min Lot Depth (ft.)	Min Floor Area Per Unit (sq. ft.)	Max Lot Coverage (%)	Min Lot Area/d.u. (sq.ft.)	Max Dwelling Unit Density (# units)
	Height	Front	Rear	Interior Side	Street Side						
R-1-S	35	30	15	15	30	135	135	800	25	1 acre	1 per acre
R-1	35	15	10	5	15	60	100	800	40	6,500	5 per acre
R-2 (SF)	35	15	10	5	15	60	100	800	40	6,500	5 per acre
R-2 (DPX)	35	15	10	5	15	60	100	600	40	3,630	12 per acre
R-2 (Other MF)	35	15	10	5	15	60	100	600	30	3,000	12 per acre
R-3 (SF)	35	15	10	5	15	60	100	800	40	6,500	5 per acre
R-3 (DPX)	35	15	10	5	15	60	100	600	40	3,630	12 per acre
R-3 (Apt 1-3 stories)	45	15	10	10	15	60	100	600	40	2,420	18 per acre
RMHP	1 Story	10	7.5	10	10	50	90	N/A	50	4,500	10 per acre
LC	35	0	N/A	0	N/A	0	0	N/A	30	N/A	N/A
CCS	45	0	0	0	0	0	0	N/A	80	N/A	N/A
I	50	15	10	0	15	0	0	N/A	50	N/A	N/A
HI (existing)	Negot.	IBC	IBC	IBC	IBC	0	0	N/A	65	N/A	N/A
PRI (see below)	45	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.
PUD	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.	Negot.

Footnotes:

- Definitions: **SF** = single family dwelling unit **DPX** = duplex, two family dwelling unit
Other MF = other multifamily dwelling units of 3 or more units, including apartments, townhouses, condominiums, etc.
Negot. = negotiable **IBC** = International Building Code **d.u.** = dwelling unit
- All single-family dwellings in any residential district shall require a minimum of one (1) covered car garage.
- Minimum 20-foot setbacks to residential garages are required, measured to property lines or back of sidewalk when within an easement.
- Existing lots in an approved subdivision plat or approved for building prior to the effective date of the zoning ordinance codified in this title may be built on 6,000 square foot lots with 50 feet of frontage on a public right-of-way (Single Family ONLY).
- Height limitations do not apply to spires, belfries, cupolas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above roof levels and not intended for human occupancy; however, 35 feet in residential zones, 45 feet in commercial zones, and 50 feet in industrial zones is the maximum height allowed without a special use permit.
- Current RMHP dimensions are for existing established residential mobile home parks, not for new or proposed parks.
- Structures cannot be placed in public easements, which may exceed minimum setbacks.
- PRI zone setbacks are determined at site plan review.
- Heavy industrial (HI) setbacks are for existing zones and uses only, not for new or proposed industrial uses.
- Setbacks shall be measured from a property line to the foundation, face of a covered porch or stairway, or other weight-bearing portion of the structure, whichever is closest to the property line.
- Compliance with zoning setbacks and lot coverage shall not be required for fences, walls, signs or accessory structures not requiring a Building Permit.
- The lot width for a respective zone is the measurement considered for the front building line, including flag lots.
- Residential structures may extend an additional five (5) feet beyond the minimum fifteen (15) foot front yard setback for those improvements, such as an open porch, that do not restrict visibility between pedestrians along the adjacent sidewalk and vehicles accessing/leaving a residence.