

**TABLE 18.20.040: OFFICIAL BULK AND PLACEMENT REGULATIONS**

| District       | Max Height and Min Setbacks (ft.) |       |      |               |             | Min Lot Width (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                 | 800                               | 25                   | 1 acre                     | 1 per acre                          |
| R-1            | 35                                | 15    | 10   | 5             | 15          | 60                  | 800                               | 40                   | 6,500                      | 5 per acre                          |
| R-2 (SF)       | 35                                | 15    | 10   | 5             | 15          | 60                  | 800                               | 40                   | 6,500                      | 5 per acre                          |
| R-2 (DPX)      | 35                                | 15    | 10   | 5             | 15          | 50                  | 600                               | 50                   | 3,600                      | 12 per acre                         |
| R-2 (Other MF) | 35                                | 15    | 10   | 5             | 15          | 50                  | 600                               | 50                   | 3,000                      | 12 per acre                         |
| R-2 (TWH)      | 35                                | 15    | 20   | 0-5           | 15          | 25                  | 600                               | 70                   | 2,400                      | 18 per acre                         |
| R-3 (SF)       | 35                                | 15    | 10   | 5             | 15          | 60                  | 800                               | 40                   | 3,600                      | 5 per acre                          |
| R-3 (DPX)      | 35                                | 15    | 10   | 5             | 15          | 50                  | 600                               | 50                   | 3,600                      | 12 per acre                         |
| R-3 (other MF) | 45                                | 15    | 10   | 10            | 15          | 50                  | 600                               | 50                   | 2,400                      | 18 per acre                         |
| R-3 (TH)       | 35                                | 15    | 20   | 0-5           | 15          | 18                  | 600                               | 70                   | 2,000                      | 21 per acre                         |
| RMHP           | 1 Story                           | 10    | 7.5  | 10            | 10          | 50                  | N/A                               | 50                   | 4,500                      | 10 per acre                         |
| LC             | 35                                | 0     | N/A  | 0             | N/A         | N/A                 | N/A                               | 30                   | N/A                        | N/A                                 |
| CCS            | 45                                | 0     | 0    | 0             | 0           | N/A                 | N/A                               | 80                   | N/A                        | N/A                                 |
| I              | 50                                | 15    | 10   | 0             | 15          | N/A                 | N/A                               | 50                   | N/A                        | N/A                                 |
| HI (existing)  | 50                                | IBC   | IBC  | IBC           | IBC         | N/A                 | N/A                               | 65                   | N/A                        | N/A                                 |

**Footnotes:**

- Definitions:
  - SF** = single family dwelling unit
  - DPX** = duplex, two family dwelling unit
  - TWH** = Twin Home
  - TH** = Townhome
  - Other MF** = other multifamily dwelling units of 3 or more units, including apartments, condominiums, etc.
  - Negot.** = negotiable
  - IBC** = International Building Code
  - d.u.** = dwelling unit
- All single-family dwellings, twin homes, townhomes, and duplexes in any residential district shall require a minimum of one (1) covered car garage per dwelling. Townhomes that are processed under a site plan review may be excluded from this requirement, if common parking area is provided.
- Minimum 20-foot setbacks to residential garages are required, measured to property lines or back of sidewalk when within an easement, whichever is closer.
- Twin Home or Townhome projects shall provide a minimum of a 5-foot interior side yard setback or utilize a common wall with a zero lot line.
- 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 (except in R3 (other MF), 45 feet in R3 (other MF) in commercial zones, and 50 feet in industrial zones is the maximum height allowed without a special use permit; City utility and public service structures are exempt from height restrictions.
- 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.
- 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, canopies, balconies, platforms, covered patios, and similar architectural projections attached to a structure, that do not restrict visibility between pedestrians along the adjacent sidewalk and vehicles accessing/leaving a residence.
- Open structures such as porches, canopies, balconies, platforms, carports, covered patios and similar architectural projections attached to a structure shall not project into the required minimum side or rear yard setbacks. Roof overhangs may extend into the minimum side or rear yard setback, such as the conditions set forth within the International Building Code are met.