

GENERAL DIMENSIONAL REQUIREMENTS

PRINCIPAL STRUCTURES								
ZONING DISTRICT	MINIMUM LOT SIZE	FRONT YARD	SIDE YARD	REAR YARD	LOT DEPTH	LOT WIDTH	DISTANCE BETWEEN BUILDINGS	HEIGHT
Single-Family Residential								
R-20	20,000 SF	40'	15'	25'	100'	100' ¹	30	2-Story/ 35'
R-12.5	12,500 SF	35'	8'	25'	100'	80' ²	16'	2-Story/ 35'
R-7.5	7,500 SF	30'	6'	25'	100'	65'	12' ³	2-Story/ 35'
R-5.0	5,000 SF	25'	6'	25'	100'	50'	12' ⁴	2-Story/ 35'
Two, Three, and Four Family and Townhomes								
R-3.5	8,000 SF	30'	6'	25'	100'	65'	16' ³	2-Story/ 35'
R-3.75	11,250 SF - Triplex/ 15,000 SF - Fourplex	30'	8'	25'	100'	80' - Triplex/ 100' - Fourplex		2-Story/ 25'
R-TH	< 40' in width - 2,550 SF ≥ 40' in width - 3,200 SF	15'	15'-for end units only ⁵	15'	<40' in width - 85' ≥40' in width- 80'	30'	15'	2-Story/ 35'
Multi-Family and Modular Homes								
R-MF	2 acres	40'	20'	30'	200'	200'		2-Story/ 35'
R-MH	5,000 SF	30'	15'	25'				1-Story/ 15'
R-MODH	7,500 SF	30'	6'	25'	100'	65'	12'	2-Story/ 25'
Commercial								
PO	10,000 SF	25'	10'	25'	100'	80'	20'	2-Story/ 30' (Adjacent to residential - 1-Story/ 20')
LB	10,000 SF	15'	10'	25'	100'	80'	20'	2-Story/ 25' (Adjacent to residential - 1-Story/ 20')
CN	20,000 SF	25'	10'	25'	150'	125'	20'	30' (Adjacent to residential - 1-Story/ 25')
CC	30,000 SF	25'	20'	25'	120'	120'	40'	50' (Adjacent to residential - 1-Story/ 25')
CBD	1,500 SF				75'	20'		30'
HC	5,000 SF	25'		equal to adjacent district	100'	50'	10'	2-Story/ 35' (Adjacent to residential - 1-Story/ 20')
HCO	2 acres	50'	15'	40'	200'	150'	20/ (1/2 of the average height of two adjacent buildings)	1/2 the shortest distance between structures and the nearest adjacent residential zoning district
LI	20,000 SF	30'	15'	30'	150'	100'	30'	50' (Adjacent to residential - 1-Story/ 35')
BP	30,000 SF	30'	15'	25'	200'	150'		50' (Adjacent to residential - 1-Story/ 20')
GV	20,000 SF	30'	15'	25'	150'	125'	20'	35'
RA	8,000 SF	25'	10'	10'	100'	80'		35'
Specialty								
HGT	7,500 SF	equal to adjacent district	6'			20'		2-Story/ 35'

¹ Except reverse frontage lots shall be a minimum of 130ft in width

² Except reverse frontage lots shall be a minimum of 110ft in width

³ Except reverse frontage lots shall be a minimum of 95ft in width

⁴ Except reverse frontage lots shall be a minimum of 75ft in width

⁵ Rear entry garage 25ft; End unit of 3 or more units 15ft; End unit of 2 units 6ft, Adjacent to public street 25ft