

Table 7.1A: Minimum District Development Standards

ZONE	DISTRICT	ADDIT. REQMT. GO TO SECTION	MINIMUM SITE AREA	MINIMUM LOT AREA	MAX DENSITY DU/AC	MIN LOT WIDTH ¹	MAX LOT COVE- RAGE	MINIMUM SETBACKS FRONT YARD ²			MINIMUM SETBACKS		REQ OPEN SPACE
								ART	COL	LOC	SIDE	REAR	
AG	General Agriculture		-	2 acres	TPD ¹	150'	20%	75'	50'	50'	50'	50'	-
R-80	Estate Residential		-	80,000 sq ft	0.5445	120'	25%	65'	50'	35'	50'	50'	-
R-60	Single-Family Residential		-	60,000 sq ft	0.726	110'	27%	50'	50'	35'	40'	40'	-
R-40	Single-Family Residential		-	40,000 sq ft	1.089	100'	30%	50'	50'	35'	15'	30'	-
R-30	Single-Family Residential		-	30,000 sq ft	1.452	100'	30%	50'	50'	35'	15'	30'	-
R-20	Single-Family Residential		-	20,000 sq ft	2.178	90'	30%	50'	40'	30'	10'	30'	-
R-15	Single-Family Residential	7.4-1	-	15,000 sq ft	2.904	80'	35%	50'	40'	25'	10'	30'	-
RD-3	Single-Family Residential	7.4-1.1	-	7,500 sq ft	3	60'	50%	-	-	20'	5'	5'	30%
RZL	Zero-Lot-Line	7.4-2	5 acres	3,800 sq ft	6	36'	50%	-	35'	20'	10'	25'	10%
RA	Single-Family Attached	7.4-3											
	Duplex w/sewer		2 acres	16,000 sq ft	5	100'	35%	50'	50'	35'	15'	30'	-
	Triplex		2 acres	22,000 sq ft	6	100'	40%	50'	50'	35'	15'	30'	-
	Quadruplex		2 acres	24,000 sq ft	8	100'	40%	50'	50'	35'	15'	30'	-
RTH	Townhouse	7.4-4	3 acres	5,000 sq ft	8	40'	60%	-	40'	20'	15'	30'	10%
RM-10	Multi-Family	7.4-5	2 acres	2 acres	10	100'	35%	50'	40'	20'	10'	25'	-
RM-16	Multi-Family	7.4-5	2 acres	2 acres	16	100'	35%	50'	40'	20'	10'	25'	-
OI	Office Institutional	7.4-6	0.5 acres	-	-	100'	-	50'	50'	50'	10'	15'	-
NC	Neighborhood Commercial	7.4-7	0.5 acres	-	-	100'	-	50'	50'	50'	15'	15'	-
GC	General Commercial	7.4-8	0.5 acres	-	-	100'	-	75'	50'	50'	10'	15'	-
HC	Highway Commercial	7.4-9	0.5 acres	-	-	100'	-	50'	50'	50'	10'	15'	-
OD	Office Distribution	7.4-10	5 acres	-	-	200'	-	50'	50'	50'	20'	15'	-
LI	Light Industrial	7.4-11	1 acre	-	-	100'	-	75'	50'	50'	25'	25'	-
HI	Heavy Industrial	7.4-12	1 acre	-	-	150'	-	75'	50'	-	25'	25'	-
PID	Planned Industrial Development	8.5	10 acres	-	-	200'	-	75'	50'	50'	25'	25'	-

43,560 sq ft = 1 acre

¹Measured at building setback

²Existing two (2) lane arterial and collector roads require a 75' and 65' setback limit
Existing four (4) lane interstate and arterial roads require a 50' setback limit

Note: See Article 8 - Traditional Neighborhood Development for TND development requirements. (Ord. 2007-Z-002, 08-07-07)