

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Department of the City Manager
AGENDA DATE: September 18, 2007
CONTACT PERSON/PHONE: Patricia D. Adauto, Deputy City Manager
Development & Infrastructure Services
(915) 541-4853
DISTRICT(S) AFFECTED: All

CITY CLERK DEPT
07 SEP 12 AM 11:45

SUBJECT:

- (1) Discussion and Action on the creation of a separate district for the regulation of mobile home subdivisions and mobile home parks within Chapter 20.06 (Zoning Districts & Map) of Title 20 (Zoning) as recommended by the Planning and Development Legislative Review Committee.
- (2) Discussion and Action on setting a uniform requirement for bicycle parking spaces for all uses within Chapter 20.14 (Off Street Parking & Loading Regulations) of Title 20 (Zoning) as recommended by the Planning and Development Legislative Review Committee.

BACKGROUND / DISCUSSION:

As part of the discussion held by the El Paso City Council on June 4 and 5, 2007 relative to the substantive code revisions presented by the Building & Zoning Advisory Committee and the City Plan Commission, various code provisions were referred to the Planning & Development Legislative Review Committee (LRC) for a recommendation. A synopsis of each issue is presented below:

- (1) On June 25, 2007, the LRC considered a request by the El Paso City Council to require a single separate zoning district for the development of mobile home subdivisions and mobile home parks. Staff presented its analysis and the LRC recommended favorably on the creation of a separate district to regulate these uses. Currently, mobile home subdivisions and mobile home parks are permitted in various zones (RMH (Residential Mobile Home), A-M (Apartment and Mobile Home Park), C-3 (Commercial) and C-4 (Commercial) subject to certain development standards. There are also a few existing mobile home parks in residential and apartment zoning districts, non-conforming uses that were there prior to annexation. The Table of Permissible Uses, which is proposed to take effect on November 1, 2007 (new zoning regulations), is attached and identifies where the uses would be permitted under the new Code. A copy of the supplemental standards relative to these uses is also attached. As can be seen, the uses are permitted in multiple zones and a City-initiated rezoning action would be necessary given the LRC recommendation of a single zone to permit any mobile home use. City staff has evaluated the number of properties involved and has deemed such a rezoning action to be substantive in nature. An amendment such as this would affect over 2,300 properties in El Paso, comprising more than 900 acres as follows:

<u>Current Zoning District</u>	<u>Number of Parcels</u>	<u>Total Acreage</u>
RMH	1,468	207.02
A-M	808	467.57
C-3 and C-4 (licensed mobile home parks)	35	188.22
Other (non-conforming)	16	37.72
Total	2,327	900.53

City staff does not recommend a change that would require City-initiated rezoning of this substantive number of properties and that creates a very large number of legal-non-conforming situations. Additionally, legal concerns have been raised given recent changes in state law that results from municipal action that reduces permitted use of property resulting from a down zoning action. The LRC has requested that the issue be submitted to the Council as a whole for action.

- (2) On September 6, 2007, the LRC considered a modification (to the off-street parking chapter in the Zoning Code that is proposed to take effect on November 1, 2007) relative to bicycle requirements for all uses. The Code as adopted provides for bicycle requirements for certain retail and other uses, however the discussion centered on application of the requirement as a uniform standard for all uses. City staff posed no objection and the LRC acted favorably on the recommendation. What was not determined and left to a decision of the Council as whole is the actual percentage to be applied to determine the applicable spaces. Recommendations ranged from five (5) percent to two (2) percent of the required off-street parking requirement, although no final suggestion was made. Attached is the section of the code dealing with bicycle space requirements and the adopted schedule that depicts the number of spaces required (as effective November 1, 2007).

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

The zoning regulations were completely rewritten and adopted in full by the El Paso City Council on June 5, 2007 through Ordinance No. 016653. The adopted regulations were to be effective as of October 1, 2007 in order to allow adequate time for releasing the text to the industry and general public so that they would be aware of the new requirements. [An extension of the effective date is proposed to November 1, 2007 and is scheduled for Council action on September 25, 2007.] As part of the approval, City Council also referred certain text to the Planning & Development Services LRC given community objection and concerns by members of the Council. It was intended that meetings of the LRC would be held and any revisions to the Code would come forward before the effective date of the regulations. Below is a table of the issues referred to the LRC at the time of adoption of the various texts. The specific issues contemplated by these Council items are highlighted below.

Code	Chapter	Issue	Staff Comment
Title 20 (Zoning)	Chapter 20.06 (Zoning Districts & Map)	Create new open space district or overlay designation to complement recommendations of the Parks & Open Space Plan	New Mixed Use Districts allow for Council to designate areas for Open Space with specific criteria; neighborhood conservancy overlay designation also allows for preservation opportunities as guided by a neighborhood plan
Title 20 (Zoning)	Chapter 20.06 (Zoning Districts & Map)	Create separate district for regulation of mobile home subdivisions and mobile home parks	Currently allowed in RMH and A-M zoning districts where these uses abut other residential uses; are permitted in commercial zones similar to other multi-family developments with supplemental use restrictions
Title 20 (Zoning)	Chapter 20.08 (Permissible Uses)	Evaluate mechanism to restrict expansion of churches, schools and other uses of public assembly that impact neighborhoods negatively	Needs legal guidance
Title 20 (Zoning)	Chapter 20.12 (Density & Dimensional Standards)	Allow inclusionary zoning where upzonings to higher residential zoning by requiring a percentage of housing to affordable markets	Needs legal guidance
Title 20 (Zoning)	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Adjust vehicle off-street parking requirements by land use to insure that policy direction to reduce spacing requirements for land consumption is met and mass transit alternatives are encouraged	Current regulations are minimum standards for uses as set by industry standards
Title 20 (Zoning)	Chapter 20.14 (Off-Street Parking & Loading)	Require bicycle requirements for all uses, set minimum spaces	Proposed regulations require bicycle parking for certain uses

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	Regulations)		
Title 20 (Zoning)	Chapter 20.14 (Off-Street Parking & Loading Regulations)	Evaluate requirement for structured parking versus surface parking for high demand uses	Needs legal guidance
Title 20 (Zoning)	Chapter 20.16 (Screening & Fencing Regulations)	Address screening requirements of more intensive governmental uses (both existing and proposed uses)	Inventory of existing City governmental uses required; assignment pending
Title 20 (Zoning)	Chapter 20.18 (Sign Regulations)	Evaluate reductions in sign area and sign height for pole and monument signs; insure incentives are in place to encourage monument vs. pole signs	Current regulations have added new types of on-premise signage; incentives for use of monument vs. pole signs have been included, but height and size not a factor in all cases
Title 5 (Business Taxes, Licensing & Regulations)	Chapter 5.30 (Flea Market Operator Permit)	Mechanism to require existing outdoor flea markets to comply with new Code provisions	Current regulations require operator's permit paid annually; new operator's application is required only for new or expanded facilities; needs legal guidance
Title 5 (Business Taxes, Licensing & Regulations)	Chapter 5.30 (Flea Market Operator Permit)	Allow for automatic revocation of operator's permit for outdoor flea markets in non compliance; create standards for defining situations for automatic revocation, including appeal procedures	Current regulations allow City to suspend or revoke permit upon written notice by the Building Official; discretionary on when situations arise to level of permit revocation; needs legal guidance
Title 18 (Building & Construction)	Add new chapter	Develop residential landscape regulations	Assignment pending
Title 9 (Health & Safety)	Chapter 9.10 (Mulberry Trees)	Revise regulations to remove prohibition on planting of mulberry trees	Policy direction pending

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AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

The Building and Zoning Advisory Committee (BZAC), per directive of Ordinance Nos. 014102 & 014116, was charged with reviewing and providing recommendations on amendments to Titles 5 (Business Taxes, Licenses and Regulations), 9 (Health and Safety), 13 (Streets, Sidewalks and Public Places), 15 (Public Services), 17 (Housing), 18 (Building and Construction), and 20 (Zoning) of the El Paso City Code that dealt primarily with development regulations, which restrict the land use and building construction of a particular property. The BZAC submitted its recommendations to the City Plan Commission and the El Paso City Council.

The Planning & Development Services LRC, at their meetings on June 25, 2007 and September 6, 2007, discussed these issues and forwarded the items for discussion of the City Council as a whole.

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** (if required) _____

DEPARTMENT HEAD: _____

(Example: if RCA is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

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Section 20.10.340 Manufactured Home Parks.

- A. Each manufactured home space shall have a minimum area of at least three thousand (3,000) square feet, with a minimum width of thirty (30) feet and minimum depth of ninety (90) feet.
- B. Minimum distance between structures:
 - 1. The minimum distance between manufactured home structures, including a garage or carport, shall be ten feet,
 - 2. The minimum distance between manufactured home structures, including a garage or carport, and manufactured home park community buildings shall be ten feet,
 - 3. The minimum distance between a structure and interior access roads shall be ten feet.
- C. Open space consisting of at least fifty percent of the lot area of an interior lot or forty percent of the lot area for a corner lot shall be provided,
- D. A minimum of five (5) percent of the gross site area of the park shall be devoted to recreational facilities and located in a central location. Community buildings and community use facilities, including adult recreation and child play areas, swimming pools, may be included in computing the area of recreational facilities. However, vehicle-parking areas shall not be used in such computation.
- E. Screening: There shall be a screening wall complying with Chapter 20.16 at the perimeter of the manufactured home park. This wall shall be 6 feet in height at the rear property line and any interior side property lines, and 42 inches in height at the front property line and any side property lines abutting a side street, except for necessary ingress and egress and except within 20 feet of an intersection, where the maximum height is 36 inches.
- F. There shall be a minimum of two hundred cubic feet of storage space per manufactured home unit located either in community accessory buildings accessible to all manufactured home park units or in individual accessory buildings at each manufactured home stand,
- G. Accessory buildings may be attached to the manufactured home or if separate shall be not less than five (5) feet away from the manufactured home. All additions to manufactured homes shall be engineered and built to comply with currently applicable manufactured home construction standards and must be of

such design that the structural components could be disassembled upon removal of the manufactured home unit,

- H. One off-street parking space for each manufactured home unit and one off-street parking space for guest parking for each three manufactured home units shall be provided within the manufactured home park in accordance with the standards provided in Chapter 20.14 (Off-Street Parking & Loading)
- I. The height limit for any structure intended for occupancy in the manufactured home park shall be thirty-five (35) feet,
- J. Internal streets and all traffic control devices and street name signs within a manufactured home park shall be privately owned, built, and maintained. Internal streets shall be designed for safe and convenient access to all spaces and to common facilities.
 - 1. Internal streets shall be kept open and free of obstruction to allow emergency vehicles to have access to all spaces and to common facilities,
 - 2. Internal streets in a manufactured home park shall be constructed and maintained to City standards. They shall be kept free of cracks, holes, and other hazards,
 - 3. An internal street roadway shall have a minimum width of thirty-five (35) feet,
 - 4. All internal streets shall be named and all manufactured homes shall be numbered to conform to block numbers on adjacent public streets. Street name signs shall be of a color and size contrasting with those used for public streets. Street name signs and address numbers shall comply with City Code requirements,
 - 5. Each internal street shall be provided with street lighting.
- K. Tenant Responsibilities. Each park tenant shall maintain the tenant's manufactured home and lot in compliance with the following:
 - 1. The manufactured home shall be properly placed on its stand and anchored in a manner approved by the City and State. All utilities shall be properly installed in accordance with the instructions of the park's owner or operator, and in accordance with the City Code. The building official has the right to refuse to issue permits to connect a manufactured home up to utilities until the tenant or owner or operator of the park shows proof that the manufactured home has been anchored in accordance with City and State regulations.

2. A noncombustible skirting shall be installed around the manufactured home. Such skirting may include any vents, screens, and/or openings necessary for utility and mechanical system hookups.
 3. The skirting, and any porches, stairways, awnings and other additions shall be constructed and installed per City code requirements, and maintained in good repair. All requirements of the Building Code pertaining to single family dwellings for like structures or additions shall be applicable.
 4. The space beneath a mobile shall not be used for storage of flammable or combustible items.
 5. A person commits an offense if the person is a park tenant and knowingly fails to maintain the person's manufactured home and lot in compliance with this section.
 6. A person commits an offense if the person owns or operates a park and knowingly allows a violation of this section by a tenant.
- L. Utilities – All utilities shall be installed in compliance with applicable code requirements.
- M. Recreational Vehicles in Parks
1. A maximum of five (5) percent of the gross area of a park may be dedicated to overnight or short-term use (no longer than 14 consecutive days) by recreational vehicles.
 2. Such portion of the park shall be clearly delineated and shall comply with all requirements of Title 20 for recreational vehicle parks except the requirement for a minimum number of spaces.
 3. A person commits an offense if the person owns or operates a park knowingly allows a violation of this section by another person.

TABLE OF PERMISSIBLE USES

APPENDIX "A"

Use	Residential															Commercial					Manufacturing			Special Purpose										Supplemental Standards	Accessory Uses Permitted to Specific Use					
	R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-0	A-3IO	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**			SRR**	R-MU**	G-MU**	-MU**	
11.49 Theatre, performing	X	X	X	X	X	X	X	X	X	X	X	X	S	S	X	S	P	P	P	P	P	X	X	X	X	S	S	D	S	X	X	D	D	S	X	Z	X	\$20.10.010; \$20.10.020		
11.50 Tramway	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	X	\$20.10.010; \$20.10.020	
12.00 Repair services																																								
12.01 Commercial equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	A	P	P	P	X	X	X	X	X	X	X	X	X	Z	Z	\$20.10.010; \$20.10.020			
12.02 Electronic equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	X	Z	Z	\$20.10.010; \$20.10.020		
12.03 Household goods repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	X	Z	Z	\$20.10.010; \$20.10.020		
12.04 Industrial equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	A	P	P	P	X	X	X	X	X	X	X	X	X	X	Z	Z	\$20.10.010; \$20.10.020		
12.05 Personal goods repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	X	Z	Z	\$20.10.010; \$20.10.020		
12.06 Precision equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	X	X	D	X	X	X	D	X	X	X	Z	Z	\$20.10.010; \$20.10.020		
13.00 Residential																																								
13.01 Animals, keeping for enjoyment purposes	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$20.10.010; \$20.10.020; \$20.10.290		
13.02 Apartment (5 or more units)	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	D	D	D	D	D	X	X	D	Z	Z	X	\$20.10.010; \$20.10.020; \$20.10.380	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.		
13.03 Bed and Breakfast (residence)	S	S	S	S	S	S	S	S	P	P	P	P	S	P	P	X	S	S	S	S	P	X	X	X	S	S	S	D	S	S	X	X	S	Z	Z	X	\$20.10.010; \$20.10.020			
13.04 Bed and Breakfast Inn	X	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	S	P	P	P	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	\$20.10.010; \$20.10.020		

X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use; D-Detailed site plan approval required;
E-Special Exception Required; S-Special Permit Required; Z-Master Zoning Plan Required

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Use	Residential													Commercial					Manufacturing			Special Purpose										Supplemental Standards	Accessory Uses Permitted to Specific Use						
	R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/O	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R**	P-R I**			P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**
13.05 Boarding house	X	X	X	X	X	X	X	X	S	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	X	X	X	Z	X	X	\$20.10.010; \$20.10.020	
13.06 Congregate home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	A	X	A	X	A	A	X	X	A	A	A	X	\$20.10.010; \$20.10.020; \$20.10.150		
13.07 Domestic garden house, toolhouse, playhouse	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	A	X	X	X	X	A	A	A	A	A	A	X	X	A	A	A	X	\$20.10.010; \$20.10.020; \$20.10.050	
13.08 Domestic storage	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	A	A	A	A	A	X	X	X	X	A	A	A	A	A	A	X	X	A	A	A	X	\$20.10.010; \$20.10.020; \$20.10.050	
13.09 Duplex (two-family dwelling)	X	X	X	X	X	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	D	D	X	D	D	X	X	D	Z	Z	X	\$20.10.010; \$20.10.020		
13.10 Dwelling, resident watchman or property caretaker	X	X	X	X	X	X	X	X	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	A	A	X	X	A	A	A	X	Z	Z	\$20.10.010; \$20.10.020; \$20.10.530		
13.11 Family home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	P	D	D	X	D	D	X	X	S	Z	X	X	\$20.10.010; \$20.10.020	
13.12 Guest, employee quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	A	A	A	A	A	A	A	X	A	A	X	X	\$20.10.010; \$20.10.020; \$20.10.030		
13.13 Home occupation uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	A	A	A	A	A	A	X	X	A	A	A	X	\$20.10.010; \$20.10.020; \$20.10.270		
13.15 Hotel	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	S	P	P	P	X	X	X	X	X	X	S	D	X	X	X	X	X	X	Z	X	\$20.10.010; \$20.10.020		
13.16 HUD-code manufactured home (single-family dwelling)	X	X	X	X	X	X	X	P	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	\$20.10.010; \$20.10.020	

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13.17	HUD-code manufactured home park	X	X	X	X	X	X	X	S	S	S	S	S	S	P	X	S	S	P	P	X	X	X	X	X	X	X	D	D	X	X	X	X	X	X	Z	X	\$20.10.010; \$20.10.020; \$20.10.340	Management office, community building, recreational facilities, toilets, showers, laundry and vending machines.
13.18	Industrialized home	P	P	P	P	P	P	X	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X	\$20.10.010; \$20.10.020		
13.19	Laundry room	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$20.10.010; \$20.10.020; \$20.10.030	
13.20	Live-work flex unit	X	X	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	P	P	X	X	D	D	X	X	D	D	D	X	Z	X	\$20.10.010; \$20.10.020; \$20.10.320		
13.21	Lodging house	X	X	X	X	X	X	X	S	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	X	D	X	X	X	X	X	X	Z	X	X	\$20.10.010; \$20.10.020		
13.22	Mobile home (single family dwelling)	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	\$20.10.010; \$20.10.020	
13.23	Mobile home park	X	X	X	X	X	X	X	S	S	S	S	S	S	P	X	S	S	P	P	X	X	X	X	X	X	D	D	X	X	X	X	X	X	X	Z	X	\$20.10.010; \$20.10.020; \$20.10.340	Management office, community building, recreational facilities, toilets, showers, laundry and vending machines.
13.24	Motel	X	X	X	X	X	X	X	X	X	X	X	S	S	S	X	S	S	P	P	P	X	X	X	X	X	S	D	X	X	X	X	X	X	Z	X	\$20.10.010; \$20.10.020		

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13.25	Quadplex	X	X	X	X	X	X	X	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	D	X	D	D	X	X	D	Z	Z	X	\$20.10.010; \$20.10.020		
13.26	Ranch (>5 acres)	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	Z	Z	X	\$20.10.010; \$20.10.020	
13.27	Ranchette (>1 acre & <5 acres)	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X	X	X	X	Z	Z	X	\$20.10.010; \$20.10.020		
13.28	Rooming house	X	X	X	X	X	X	X	S	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	X	D	X	X	X	X	X	X	Z	X	X	\$20.10.010; \$20.10.020		
13.29	Secondary mobile home	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	S	X	X	X	X	X	X	X	X	X	X	X	X	\$20.10.010; \$20.10.020; \$20.10.600		
13.30	Single-family attached dwelling (atrium, patio, townhouse, condominium)	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	D	D	D	D	D	X	X	D	Z	Z	X	\$20.10.010; \$20.10.020; \$20.10.050	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.	
13.31	Single-family detached dwelling	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X	\$20.10.010; \$20.10.020		
13.32	Swimming pool, game court (non-commercial)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	\$20.10.010; \$20.10.020; \$20.10.640		
13.33	Triplex	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	D	D	X	D	D	X	X	D	Z	Z	X	\$20.10.010; \$20.10.020		
14.00 Sales, retail & wholesale																																							
14.01	Adult book store	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	\$20.10.010; \$20.10.020; \$20.10.620		
14.02	Bakery	X	X	X	X	X	X	X	X	X	X	S	S	S	X	A	P	P	P	P	P	X	X	X	X	X	D	D	X	X	D	X	S	Z	Z	X	\$20.10.010; \$20.10.020; \$20.10.100		

X-Use Not Allowed; P-Permitted Use; A-Permitted Accessory Use; D-Detailed site plan approval required; E-Special Exception Required; S-Special Permit Required; Z-Master Zoning Plan Required

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Lot & Dwelling Size			Other Standards	Building Setbacks (in feet)						Other Standards	Maximum Height Limitation (in feet)
C				Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)		Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total		
D	R-1	No minimum	Single-family dwelling	20,000	125	150	None	30	30	100	15	20	40	Accessory structures, see Section 20.10.030	35
D.1	R-1	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	30	30	100	15	20	40	See Chapter 20.10	35
E	R-2	No minimum	Single-family dwelling	10,000	80	110	None	25	25	60	8	10	20	Accessory structures, see Section 20.10.030	35
E.1	R-2	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	20	See Chapter 20.10	35
F	R-2A	No minimum	Single-family dwelling	8,000	70	100	None	25	25	60	8	10	16	Accessory structures, see Section 20.10.030	35
F.1	R-2A	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	16	See Chapter 20.10	35
G	R-3	No minimum	Single-family dwelling	6,000	60	90	None	20	20	50	5	10	N/A	Accessory structures, see Section 20.10.030	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Lot & Dwelling Size			Other Standards	Building Setbacks (in feet)						Other Standards	Maximum Height Limitation (in feet)
C				Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)		Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total		
G.1	R-3	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	20	20	50	5	10	N/A	See Chapter 20.10	35
H	R-3A	No minimum	Single-family dwelling	5,000	50	90	None	15, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
H.1	R-3A	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	150	See Chapter 20.10	15, except that a 20' driveway must be provided	15	45	5	10	N/A	See Chapter 20.10	35
I	R-4	No minimum	Single-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
I.1	R-4	No minimum	Two-family dwelling	7,000	70	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A			SUBPART B				SUBPART C						SUBPART D	
B	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Lot & Dwelling Size			Other Standards	Building Setbacks (in feet)						Other Standards	Maximum Height Limitation (in feet)
C				Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)		Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total		
I.2	R-4	No minimum	Other permitted uses, except as otherwise specified in this Title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
J	R-5	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
J.1	R-5	No minimum	Two-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Lot & Dwelling Size			Other Standards	Building Setbacks (in feet)						Other Standards	Maximum Height Limitation (in feet)
C				Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)		Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total		
J.2	R-5	No minimum	Other permitted uses, except as otherwise specified in this Title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
K	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Manufactured homes	4,000	40	90	See Development Standards in Section 20.10.540 of this Title	20	5	N/A	5	10	N/A	See Development Standards in Section 20.10.540 of this Title	16
K.1	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Other permitted uses, except as otherwise specified in this Title	4,000	40	90	See Chapter 20.10	20	5	N/A	5	10	N/A	See Chapter 20.10	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B	Zoning District	Minimum District Area	Lot & Dwelling Size					Building Setbacks (in feet)							Maximum Height Limitation (in feet)
C			Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	
L	A-1	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
L.1	A-1	No minimum	Two-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
L.2	A-1	No minimum	Single-family attached dwellings & apartments	24,000	60	100	Minimum lot area of 2,400 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	35
L.3	A-1	No minimum	Other permitted uses, except as otherwise specified in this Title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
M	A-2	No minimum	Single-family dwelling	3,500	35	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
M.1	A-2	No minimum	Two-family dwelling	5,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
M.2	A-2	No minimum	Single-family attached dwellings & apartments	6,000	50	100	Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	35
M.3	A-2	No minimum	Other permitted uses, except as otherwise specified in this Title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
N	A-3	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	35
N.1	A-3	No minimum	Two-family dwelling	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	35
N.2	A-3	No minimum	Single-family attached dwellings & apartments	4,000	50	80	Minimum lot area of 750 sf per unit; except for buildings 3 stories or more in height, minimum lot area of 500 sf per unit is required; minimum open space of 40% of interior lots and 30% of corner lots	20	20	N/A	4	5	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
N.3	A-3	No minimum	Other permitted uses, except as otherwise specified in this Title	2,400	40	60	See Chapter 20.10	20	25	N/A	15	20	N/A	See Chapter 20.10	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
O	A-4	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	35
O.1	A-4	No minimum	Two-family dwelling	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
O.2	A-4	No minimum	Single-family attached dwellings & apartments	20,000	100	100	Multi-family: minimum floor area of 300 sf per dwelling unit	20	20	N/A	4	10	N/A	Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW	Per approved site development plan

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
O.3	A-4	No minimum	Other permitted uses, except as otherwise specified in this Title	20,000	100	100	See Chapter 20.10; mixed-use developments shall be designed in a manner that separates the residential and non-residential uses	20	25	N/A	5	10	N/A	Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW	Per approved site development plan
P	A-O	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
P.1	A-O	No minimum	Two-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.2	A-O	No minimum	Single-family attached dwellings & apartments	6,000	50	100	Minimum lot area of 1,750 sf per unit; lot coverage not to exceed 50%	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.3	A-O	No minimum	Other permitted uses, except as otherwise specified in this Title	6,000	50	90	See Chapter 20.10	20	5	N/A	5	10	N/A	See Chapter 20.10	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
Q	A-3/O	No minimum	Churches	N/A	150	200	N/A	20	10	N/A	5	10	N/A	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'.
Q.1	A-3/O	No minimum	Other permitted uses, except as otherwise specified in this Title	6,000	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit; open space requirement of 40% of the lot area of an interior lot and 30% of a corner lot	20	10	N/A	5	10	N/A	See Chapter 20.10	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'.

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B			Lot & Dwelling Size					Building Setbacks (in feet)							Maximum Height Limitation (in feet)
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	
R	A-M	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
R.1	A-M	No minimum	Two-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	35
R.2	A-M	No minimum	Apartments	6,000	50	100	Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	35
R.3	A-M	No minimum	Manufactured home park	20,000	100	200	See Development Standards in Section 20.10.340 of this Title	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.340 of this Title	Maximum height for manufactured homes 16', all other buildings 35'

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
R.4	A-M	No minimum	Other permitted uses, except as otherwise specified in this Title	6,000	60	100	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	35
S	COP	No minimum	All uses	20,000	150	100	Each site shall have a minimum street frontage of 150 feet along a street with adequate capacity to serve the proposed project, except that lots abutting a cul de sac or turning heel shall have a minimum average lot width of 150 feet	20	5	N/A	5	10	N/A	Required front yards shall be landscaped except for necessary walks and drives; this area may be included in meeting landscape requirements of Title 18	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
T	C-1	No minimum	Apartments	1,500 per dwelling unit	N/A	N/A	Maximum of 29 units per acre	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
T.1	C-1	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	20	10	N/A	10 when abutting a residential or apartment district	10	N/A		35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
U	C-2	No minimum	Apartments	1,500 per dwelling unit	N/A	N/A	Maximum of 29 units per acre	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A			SUBPART B				SUBPART C						SUBPART D	
B				Lot & Dwelling Size				Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
U.1	C-2	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this Title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	See Development Standards in Section 20.10.610 of this Title
U.2	C-2	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPLICABLE TO "B"

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
V	C-3	No minimum	Apartments	1,500 per dwelling unit	N/A	N/A	Maximum of 29 units per acre	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
V.1	C-3	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this Title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	See Development Standards in Section 20.10.610 of this Title
V.2	C-3	No minimum	Manufactured home park	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this Title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this Title	See Development Standards in Section 20.10.340 of this Title

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
V.3	C-3	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
W	C-4	No minimum	Apartments	Minimum site area of 4000 sf	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
W.1	C-4	No minimum	Manufactured home parks	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this Title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this Title	See Development Standards in Section 20.10.340 of this Title

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
W.2	C-4	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.5	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
X	C-5	No minimum	Apartments	Minimum site area of 4000 sf	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.380 of this Title	N/A
X.1	C-5	No minimum	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
Y	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Extraction operations	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this Title	100	100	N/A	100	100	N/A	See Development Standards in Section 20.10.500 of this Title	N/A
Y.1	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Accessory uses	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this Title	25	25	N/A	25	25	N/A	See Development Standards in Section 20.10.500 of this Title	N/A
Z	M-1 / M-2 / M-3	No minimum	All Uses, except as otherwise specified in this Title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.0	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
AA	R-F	None	Single-family dwelling	1 acre	125	200	Secondary Manufactured home, see Section 20.10.600	50	50	N/A	20	25	N/A	Accessory structures, see Section 20.10.030	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A	SUBPART A			SUBPART B				SUBPART C						SUBPART D	
B				Lot & Dwelling Size					Building Setbacks (in feet)						
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
AA.1	R-F	None	Nursery, greenhouse, raising or harvesting field (tree or bush crops), poultry, pasturage	5 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	35
AA.2	R-F	None	Small or large animal veterinary hospital or clinic	1 acre	100	150	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
AA.3	R-F	None	Kennels & animal training establishments	6 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	35
AA.4	R-F	None	Feeder lots	20 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	35
AA.5	R-F	None	Other permitted uses, except as otherwise specified in this Title	1 acre	125	200	See Chapter 20.10	50	50	N/A	20	25	N/A	See Chapter 20.10	35

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D	
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
BB	PMD	1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered	All Uses; maximum density per gross acre is determined on a percent average slope basis of the property (see Section 20.10.370 of this Title)	No minimum; except where private open space is proposed, a minimum lot area of one-half (1/2) acre for single- & two-family dwellings	None	None	See Section 20.10.370 of this Title	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	N/A	5, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10' between detached structures, plus 2 additional feet of separation for each story over 2; minimum 10' setback for all structures abutting public or private ROW; except that a 20' driveway is required	See Chapter 20.10	35; measured from the lowest living area floor level & shall not exceed 35 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A			SUBPART B				SUBPART C						SUBPART D	
B				Lot & Dwelling Size				Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
CC	S-D	1 acre (City Council may designate sites of less than one acre)	Single-family detached	4,000	40	100	See Section 20.10.360 of this Title; reduced lot sizes may be requested thru approval of a site development plan	10, except that a 20' driveway must be provided	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this Title; reduced setbacks may be requested thru approval of a site development plan	45; except in developments of more than 25 acres or as approved by City Council
CC.1	S-D	1 acre (City Council may designate sites of less than one acre)	Other permitted uses, except as otherwise specified in this Title	N/A	N/A	N/A	Max of 13.5 dwelling units per acre	20	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this Title; reduced setbacks may be requested thru approval of a site development plan	45; except in developments of more than 25 acres or as approved by City Council
DD	U-P	See Development Standards in Section 20.10.360 of this Title	Single-family detached & attached, two-family	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	Accessory structures, see Section 20.10.030	See Development Standards in Section 20.10.360 of this Title

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
DD.1	U-P	See Development Standards in Section 20.10.360 of this Title	Apartments	lot area of 500 sf per dwelling unit	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.360 of this Title	See Development Standards in Section 20.10.360 of this Title
DD.2	U-P	See Development Standards in Section 20.10.360 of this Title	Residential/commercial mixed-use	9,360	75	N/A	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	See Chapter 20.10	See Development Standards in Section 20.10.360 of this Title
DD.3	U-P	See Development Standards in Section 20.10.360 of this Title	Church	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	N/A	See Development Standards in Section 20.10.360 of this Title
EE	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 7 units per acre; lot size may be reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	10	N/A	10 between structures	10	N/A	See Section 20.10.360 of this Title; setbacks may be reduced if approved on site development plan	35; except as approved by City Council

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
EE.1	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this Title	As approved on site development plan	As approved on site development plan	As approved on site development plan	Maximum of 7 units per acre; see Development Standards in Section 20.10.360	As approved on site development plan	As approved on site development plan	N/A	10 between structures	As approved on site development plan	N/A	See Section 20.10.360 of this Title; setbacks determined by site development plan	35; except as approved by City Council
FF	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 14 units per acre; lot size may be reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	20	N/A	10 between structures	10	N/A	See Section 20.10.360 of this Title; setbacks may be reduced if approved on site development plan	35; except as approved by City Council
FF.1	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this Title	As approved on site development plan	As approved on site development plan	As approved on site development plan	Maximum of 14 units per acre; see Development Standards in Section 20.10.360	As approved on site development plan	As approved on site development plan	N/A	10 between structures	As approved on site development plan	N/A	See Section 20.10.360 of this Title; setbacks determined by site development plan	35; except as approved by City Council

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPI X "B"

A		SUBPART A	SUBPART B					SUBPART C							SUBPART D	
B			Lot & Dwelling Size					Building Setbacks (in feet)						Other Standards	Maximum Height Limitation (in feet)	
C		Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total		
GG		P-C	No minimum	Neighborhood shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this Title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	25
GG.1		P-C	No minimum	Community shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this Title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	45
GG.2		P-C	No minimum	Regional shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this Title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	100' or 8 stories, provided any building over 45' is located at least 300' from any residential or apartment district where the height limit is less than 100'

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Lot & Dwelling Size			Other Standards	Building Setbacks (in feet)						Other Standards	Maximum Height Limitation (in feet)
C				Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)		Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total		
GG.3	P-C	No minimum	Other permitted uses, except as otherwise specified in this Title	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this Title	10	10	N/A	10	10	N/A	See Chapter 20.10	Per approved site development plan
HH	P-I	No minimum	All Uses, except as otherwise specified in this Title	12,000	80	150	Floor area ratio not to exceed 50%; see Chapter 20.10	15	10, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	N/A	0, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	10	N/A	Where a P-I tract abuts railroad property containing a spur track on the rear or side property line, structures may extend to the property line for the purpose of receiving railroad service.	No building shall exceed 40', not including machinery rooms, spires, antennas, etc.

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A	SUBPART A		SUBPART B					SUBPART C						SUBPART D		
B	Lot & Dwelling Size							Building Setbacks (in feet)						Other Standards		Maximum Height Limitation (in feet)
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)	
II	SRR	1,000 sf	Single-family attached & detached	1,000	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	35 feet; additional height may be granted by special permit	
II.1	SRR	2,400	Two-family	2,400	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	35 feet; additional height may be granted by special permit	

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

A	SUBPART A		SUBPART B					SUBPART C							SUBPART D
B			Lot & Dwelling Size				Building Setbacks (in feet)								
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
II.2	SRR	3,000	Apartments	3000 sf site area; 500 sf lot area required per dwelling unit	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	35 feet; additional height may be granted by special permit
II.3	SRR	1,000 sf	Other permitted uses, except as otherwise specified in this Title	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this Title	0	0	N/A	0	0	N/A	See Chapter 20.10	35 feet; additional height may be granted by special permit
JJ	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development within a multi-story building or buildings.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	No maximum; determined by master zoning plan

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

A	SUBPART A			SUBPART B				SUBPART C						SUBPART D	
B				Lot & Dwelling Size				Building Setbacks (in feet)							
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Maximum Height Limitation (in feet)
KK	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development within a multi-story building or buildings.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	No maximum; determined by master zoning plan
LL	I-MU	3 acres	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this Title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	No maximum; determined by master zoning plan