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Table 6-2. Dimensional standards – Residential districts

Lot Standards	R-1	R-2	R-3	MRH	R-9
Lot area, minimum (See § 46-1501)	5,000 square feet, plus 3,000 square feet for each dwelling unit over 2	5,000 square feet, plus 1,300 square feet for each dwelling unit over 2	5,000 square feet, plus 400 square feet for each dwelling unit over 2	5,000 square feet, plus 1,300 square feet for each dwelling unit over 2	5 acres
Lot width, minimum (See § 46-1502)	50 feet; 40 feet if abutting an alley or based on the average lot width of other residences on the same block (See § 46-1502)	50 feet; 40 feet if abutting an alley or based on the average lot width of other residences on the same block (See § 46-1502)	50 feet; 40 feet if abutting an alley or based on the average lot width of other residences on the same block (See § 46-1502)	50 feet; 40 feet if abutting an alley	250 feet
Principal Building	R-1	R-2	R-3	MRH	R-9
Number, maximum (See § 46-1501)	1; 2 or more with conditional use approval	2; 3 or more with conditional use approval	4; 5 or more with conditional use approval	Not limited	Not limited
Height, maximum (See § 46-1501)	35 feet	50 feet	70 feet	50 feet	24 feet
Attached garage floor area, maximum (See § 46-1501)	Not to exceed the gross floor area of the first floor living space of the principal bldg. for single- and two-family dwellings; not limited for 3+-unit residences	Not to exceed the gross floor area of the first floor living space of the principal bldg. for single- and two-family dwellings; not limited for 3+-unit residences	Not to exceed the gross floor area of the first floor living space of the principal bldg. for single- and two-family dwellings; not limited for 3+-unit residences	Not to exceed the gross floor area of the first floor living space of the principal bldg. for single- and two-family dwellings; not limited for 3+-unit residences	None permitted
Street-yard setback, minimum (See § 46-1501)	20 feet; 25 feet from US, State, and County Trunk highways.	20 feet; 25 feet from US, State, and County Trunk highways.	20 feet; 25 feet from US, State, and County Trunk highways.	0 feet, but not less than 25 feet from US, State, and County Trunk highways. Greater setbacks established as part of a project plan.	75 feet
Side-yard setback, minimum (See § 46-1501)	6 feet	6 feet, plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories must have a side yard not less than 25 feet abutting R-1 district	6 feet, plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories must have a side yard not less than 25 feet abutting R-1 district	6 feet, plus 2 feet for each additional story exceeding 2; buildings exceeding 2.5 stories must have a side yard not less than 25 feet abutting R-1 district	40 feet
Rear-yard setback, minimum (See § 46-1501)	25 feet	25 feet	25 feet	25 feet	25 feet
Accessory Building	R-1	R-2	R-3	MRH	R-9
Number, maximum (See § 46-1501)	3, no 2 of the same type	3, no 2 of the same type	3, no 2 of the same type	3, no 2 of the same type	1 for each mobile home lot
Floor area, maximum	1,150 square feet combined floor area per dwelling unit. 780 square feet per dwelling unit for garages. 250 square feet for accessory buildings other than garages. Exception: Where the total number of accessory buildings is two or fewer, the max garage floor area is 900 square feet.	1,150 square feet combined floor area per dwelling unit. 780 square feet per dwelling unit for garages. 250 square feet for accessory buildings other than garages. Exception: Where the total number of accessory buildings is two or fewer, the max garage floor area is 900 square feet.	1,150 square feet combined floor area per dwelling unit. 780 square feet per dwelling unit for garages. 250 square feet for accessory buildings other than garages. Exception: Where the total number of accessory buildings is two or fewer, the max garage floor area is 900 square feet.	1,150 square feet combined floor area per dwelling unit. 780 square feet per dwelling unit for garages. 250 square feet for accessory buildings other than garages. Exception: Where the total number of accessory buildings is two or fewer, the max garage floor area is 900 square feet.	120 square feet

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Height, maximum (See §46-)	22 feet or height of principal bldg., whichever is less	22 feet or height of principal bldg., whichever is less	35 feet or height of principal bldg., whichever is less	22 feet or height of principal bldg., whichever is less	Not to exceed the height of the principal building
Street-yard setback, minimum (See § 46-)	Not closer to the street than the principal building	Not closer to the street than the principal building	Not closer to the street than the principal building	Not closer to the street than the principal building	Not closer to the street than the principal building
Side-yard setback, minimum (See §46-)	2 feet	2 feet	2 feet	2 feet	2 feet
Rear-yard setback, minimum (See § 46-)	2 feet	2 feet	2 feet	2 feet	2 feet

Site Standards	R-1	R-2	R-3	MRH	R-9
Green space (area), minimum (See § 46-)	30 percent	30 percent	25 percent	30 percent	30 percent
Driveway width, maximum	As defined by §46-	As defined by §46-	As defined by §46-	As defined by §46-	As defined by §46-
Parking lot setback, minimum (See §46-)	None permitted	Same as principal building setbacks	5 feet and must be screened	5 feet and must be screened	Same as principal building setbacks

Key: **R-1** Low Density Residential; **R-2** Medium Density Residential; **R-3** High Density Residential; **MRH** Planned Mixed Residential; **R-9** Manufactured Home Neighborhood

Table 6-2. Dimensional standards - Nonresidential Zoning Districts

Lot Standards	B-1	B-2	B-3	CC	M-1	M-2	M-3	RLRD	ME	AE	UT	P-1
Lot area, minimum (See § 46-1501)	None for non-residential uses; for residential, 5,000 square feet plus 1,300 square feet per additional dwelling unit exceeding 2	None for non-residential uses; for residential 5,000 square feet plus 800 square feet per additional dwelling unit exceeding 2	None	None	None	None	None	None	None	None	35 acres	None
Lot width, minimum (See § 46-1502)	None	None	None	None	None	None	None	None	None	None	300 feet	None
Principal Buildings	B-1	B-2	B-3	CC	M-1	M-2	M-3	RLRD	ME	AE	UT	P-1
Number, maximum	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	1	Not limited
Principal building height, maximum (See §46-)	None	None	None	None	None	None	None	None	None	Per Airport Overlay	35 feet for non-agricultural buildings; none for agricultural buildings	None
Building size, maximum (See §46-)	15,000 square feet for non-residential uses; None for residential uses	None	None	None	None	None	None	None	None	None	None	None
Street-yard setback, minimum (See §46-)	10 feet; 25 feet from US, State, and County Trunk highways	10 feet; 25 feet from US, State, and County Trunk highways	25 feet	None	50 feet	25 feet	None; 25 feet from US, State, and County Trunk highways	None	None	25 feet	25 feet; 50 feet from US, State, and County Trunk highways	50 feet
Side-yard setback, minimum (See §46-)	None; 10 feet from residential uses and must be screened	None; 25 feet from residential uses and must be screened	None; 25 feet from residential uses and must be screened	None	10 feet; 50 feet from residential district and must be screened	10 feet; 100 feet from residential district and must be screened	None; 10 feet from residential district and must be screened	None	None	15 feet; 100 feet adjoining residential district	20 feet	10 feet
Rear-yard setback, minimum (See §46-)	10 feet; none adjoining an alley and must be screened from residential	10 feet; none adjoining an alley and must be screened from residential	10 feet; none adjoining an alley and must be screened from residential	None	10 feet; 50 feet from residential district and must be screened	10 feet; 100 feet from residential district and must be screened	None; 10 feet from residential district and must be screened	None	None	15 feet; 100 feet adjoining residential district	50 feet	50 feet
Accessory Buildings	B-1	B-2	B-3	CC	M-1	M-2	M-3	RLRD	ME	AE	UT	P-1
Number, maximum (See §46-)	2	1	2	1	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	2	Not limited
Floor area, maximum	120 square feet	750 square feet	Not to exceed principal structure first floor area	Not to exceed principal structure first floor area	Not limited	Not limited	Not limited	Not limited	Not limited	Not limited	120 square feet	None
Garage size, maximum	First floor area not to exceed principal bldg. first floor area Same as the R-2 District for residential uses	First floor area not to exceed principal bldg. first floor area Same as the R-2 District for residential uses	First floor area not to exceed principal bldg. first floor area Same as the R-3 District for residential uses	First floor area not to exceed principal bldg. first floor area	None	None	None	None	None	None	First floor not more than principal bldg. first floor	None
Accessory building height, maximum (See §46-)	Not to exceed principal bldg. height	20 feet	20 feet	Not to exceed principal bldg. height	Not to exceed principal bldg. height	Not to exceed principal bldg. height	Not to exceed principal bldg. height	Not applicable	Not to exceed principal bldg. height	Not to exceed principal bldg. height	Not to exceed principal bldg. height	Not to exceed principal bldg. height
Street-yard setback, minimum (See §46-)	10 feet	10 feet	25 feet	Not less than the bldg. building setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not applicable	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback
Side-yard setback, minimum (See §46-)	2 feet	2 feet	2 feet	None	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not applicable	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback
Rear-yard setback, minimum (See §46-)	2 feet	2 feet	2 feet	None	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not applicable	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback	Not less than the principal bldg. setback

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Other Standards	B-1	B-2	B-3	CC	M-1	M-2	M-3	RLRD	ME	AE	UT	P-1
Loading area setback, minimum	None; must be screened	25 feet; must be screened	50 feet; must be screened	5 feet; must be screened	Not less than the principal building setback	Not less than the principal building setback	None; must be screened	Not applicable	25 feet	25 feet; must be screened	None permitted	25 feet
Green space (area), minimum (See § 46-)	20 percent	20 percent	20 percent	None	20 percent	10 percent	None	None	None	None	None	None
Parking lot setback, minimum	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	5 feet; none where shared with adjoining properties; must be screened	Not applicable	25 feet	5 feet; none where shared with adjoining properties; must be screened	None permitted	5 feet; none where shared with adjoining properties; must be screened
Driveway width, maximum §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)	As defined by §46-)

Key: **B-1** Neighborhood Mixed Use; **B-2** Community Business; **B-3** Highway Commercial; **CC** Downtown; **M-1** Light Industrial; **M-2** General Industrial; **M-3** Central Light Industrial; **RLRD** Railroad; **ME** Mining Enterprise; **AE** Aviation Enterprise; **UT** Urban Transition; **P-1** Conservancy