

A. Agricultural, Residential, Special Use And Traditional Neighborhood Development Zone District Development Standards:

AGRICULTURAL, RESIDENTIAL, SPECIAL USE AND TRADITIONAL NEIGHBORHOOD DEVELOPMENT ZONE DISTRICT DEVELOPMENT STANDARDS

Standard	A	R	R-1 9000	R-1 6000	R-2	R-4	R-5	PUD ¹	SU	TND ^{1,5,6,8}
Minimum lot area:										
Single-family detached (lot area per unit)	5 acres	20,000 sq. ft.	9,000 sq. ft.	6,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.		5,000 sq. ft.	
Single-family and accessory dwelling unit					7,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.		6,000 sq. ft.	
Duplex (lot area per duplex)					7,000 sq. ft. ⁴	6,000 sq. ft. ⁴	6,000 sq. ft. ⁴		6,000 sq. ft.	
Duplex and accessory dwelling unit						6,000 sq. ft.	6,000 sq. ft.		6,000 sq. ft.	
Multi-family unit (lot area per unit):										
One-story						2,500 sq. ft.	1,400 sq. ft.		1,000 sq. ft.	
Two-story						2,000 sq. ft.	1,100 sq. ft.		800 sq. ft.	
Three-story						1,500 sq. ft.	900 sq. ft.		700 sq. ft.	
Four-story							800 sq. ft.		600 sq. ft. ²	
Attached single-family						3,000 sq. ft.	2,200 sq. ft.			
Minimum lot width	200 ft.	100 ft.	75 ft.	50 ft.	50 ft. ³	50 ft. ³	50 ft. ³		50 ft.	

FIGURE 6

Standard	A	R	R-1 9000	R-1 6000	R-2	R-4	R-5	PUD ¹	SU	TND ^{1,5,6,8}
Minimum setback:										
Front	25 ft.	25 ft.	25 ft.	25 ft.	25 ft. ³	20 ft. ³	20 ft. ³		25 ft.	
Side	10 ft.	10 ft.	10 ft.	5 ft.	5 ft. ³	5 ft. ³	5 ft. ³		5 ft.	
Rear	35 ft.	35 ft.	30 ft.	25 ft.	25 ft. ³	25 ft. ³	25 ft. ³		25 ft.	
Maximum lot coverage	15%	20%	25%	7	7	35%	40%		50%	
Buildings exceeding 18 ft. in height				30%	30%					
Buildings less than 18 ft. in height:										
5,000 – 6,500 sq. ft. lot				45%	45%					
6,501 – 7,500 sq. ft. lot				40%	40%					
7,501 – 8,500 sq. ft. lot				35%	35%					
8,501 + sq. ft. lot				30%	30%					
Maximum building height	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	40 ft.	45 ft.		60 ft.	

Notes:

- Specific development standards for the PUD and TND zones are determined at the development plan review stage in accord with density established with the specific zones.
- 5 and 6 stories may be allowed; use the density for a four-story building (600 square feet per unit) for calculations.
- Applies to the periphery of the development project and does not apply when platting around individual unit(s) or platting along a common wall.
- When platting individual duplex units, each lot must contain 3,500 square feet in the R-2 and 3,000 square feet in the R-4, R-5 and SU districts.
- For single-family detached and two-family lots, lot coverage for principal and accessory structures shall not exceed 60 percent.
- Within a TND zone, landscape requirements noted in the TND zone ordinance may supersede the City's landscape code site category requirements.
- Lot coverage flexibility is being provided for single level homes compared to two-story (above grade) homes; the intent is to allow additional lot coverage for single level homes while providing a variable architectural mix on similar sized lots.

FIGURE 6