

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

The development standards for the residential zone districts are listed in the following tables. The first table, titled "Agricultural, Residential, Special Use And Traditional Neighborhood Development Zone District Development Standards", lists the minimum district size, minimum lot area, minimum lot width, minimum building setbacks, maximum lot coverage and maximum building height for the majority of the zones. The second table, titled "Mobile Home Park Development Standards", contains the development standards for mobile home parks in the PUD zones. The third table, titled "Design Flexibility Overlay Zone Development Standards", lists the resulting changes for the designation of the design flexibility overlay zone to the R estate, R-1 9000 and R-1 6000 zone districts. Other site development standards relating to items such as landscaping, parking, signs, fences, lighting, and preservation areas and exceptions relating to building height, lot area and width, and setback requirements are listed in article 4 of this chapter and apply to development in these zone districts. When mixed use infill development or mixed use redevelopment occurs within the SU zone district, the development standards in article 4 of this chapter shall apply.

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 - detached ⁹ | 5 acres | | | | 5,000 sq. ft. | 5,000 sq. ft. | 4,000 sq. ft. | | 5,000 sq. ft. | Per dp |
| Single-family and accessory dwelling unit - integrated ⁹ | 5 acres | 20,000 sq. ft. | 9,000 sq. ft. | 6,000 sq. ft. | | | | | | |
| Single-family with accessory family suite ¹⁰ | 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. | 5,000 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. | |
| 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:

1. 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.
2. 5 and 6 stories may be allowed; use the density for a four-story building (600 square feet per unit) for calculations.
3. Applies to the periphery of the development project and does not apply when platting around individual unit(s) or platting along a common wall.
4. 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.
5. For single-family detached and two-family lots, lot coverage for principal and accessory structures shall not exceed 60 percent.
6. Within a TND zone, landscape requirements noted in the TND zone ordinance may supersede the City's landscape code site category requirements.
7. 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.
8. TND heights are to be determined based on street adjacency, as follows:

TND MAXIMUM BUILDING HEIGHT

| Street Type | Maximum Height |
|--------------|---------------------------------------|
| | |
| Alley | Not to exceed primary dwelling on lot |
| Lane | 30 ft. |
| Neighborhood | 35 ft. |

| | |
|-----------|--------|
| Main | 40 ft. |
| Avenue | 70 ft. |
| Boulevard | 65 ft. |
| Parkway | n/a |

9. See subsection 7.3.105(M) of this Code regarding additional standards.

10. See subsection 7.3.105(R) of this Code regarding additional standards.

B. Mobile Home Park Development Standards:

MOBILE HOME PARK DEVELOPMENT STANDARDS

| Standard | Dimension | |
|---|-----------|---------|
| | | |
| Minimum park size | 10 | acres |
| Minimum space size: | | |
| Mobile home | 3,600 | sq. ft. |
| Permanent recreational vehicle | 2,100 | sq. ft. |
| Minimum space dimensions: | | |
| Width: | | |
| Mobile home | 40 | ft. |
| Permanent recreational vehicle | 35 | ft. |
| Depth: | | |
| Mobile home | 90 | ft. |
| Permanent recreational vehicle | 60 | ft. |
| Maximum height | 20 | ft. |
| Minimum setbacks for principal uses: | | |
| Front yard separation (principal use to interior street) | 10 | ft. |
| Front yard separation (principal use to interior street when front parking is provided) | 18 | ft. |
| Side yard separation between principal uses | 12 | ft. |
| Rear yard separation between principal uses | 12 | ft. |
| Principal use from mobile home park boundary | 20 | ft. |
| Principal use from major street | 25 | ft. |
| Minimum setbacks for accessory uses: | | |
| From interior street | 10 | ft. |
| | | |

| | | |
|--|---|-----|
| From principal use | 3 | ft. |
| From park boundary | 20 | ft. |
| From attached accessory structure (i.e., deck) to next principal accessory structure | 6 | ft. |
| From storage building to principal or accessory structure | 3 | ft. |
| Additional standards: | | |
| Circulation | Minimum of 2 20-ft. streets are required for emergency access | |
| Off street parking | 1 space per mobile home and located within the side or front yard setback | |
| Common storage areas | 100 sq. ft. per mobile home space | |

C. Design Flexibility Overlay Zone Development Standards:

DESIGN FLEXIBILITY OVERLAY ZONE DEVELOPMENT STANDARDS

| Standards | R | R-1 9000 | R-1 6000 | |
|---|--|---------------------------------------|---|---------------------------------------|
| Minimum lot size criteria: | | | | |
| Average of lot sizes | 20,000 sq. ft. | 9,000 sq. ft. | 6,000 sq. ft. | |
| Minimum lot size | 10,000 sq. ft. | 6,000 sq. ft. | 4,000 sq. ft. | |
| Minimum lot size of at least 50 percent of lots | 20,000 sq. ft. | 9,000 sq. ft. | 6,000 sq. ft. | |
| Maximum lot coverage (principal and accessory buildings): | | | Homes more than 18 ft. in height ² : | |
| | 25% for lots less than 20,000 sq. ft. | 30% for lots less than 9,000 sq. ft. | | 40% for lots less than 6,000 sq. ft. |
| | 20% for lots 20,000 sq. ft. or greater | 25% for lots 9,000 sq. ft. or greater | | 30% for lots 6,000 sq. ft. or greater |
| | | | Homes less than 18 ft. in | |

| | | | height ² : |
|---|--------|--------|--|
| | | | 45% for lots less than 6,500 sq. ft. |
| | | | 40% for lots 6,501 - 7,500 sq. ft. |
| | | | 35% for lots 7,501 - 8,500 sq. ft. |
| | | | 30% for lots 8,501 sq. ft. or greater |
| Minimum width of lot at front and rear setbacks | 75 ft. | 50 ft. | 40 ft. |
| Minimum street frontage (except flag stems): | 50 ft. | 40 ft. | 30 ft. |
| Minimum street frontage of flag stems | 20 ft. | 20 ft. | 20 ft. |
| Front yard setbacks: | | | |
| All unless adjacent to a collector or arterial: | | | |
| House | 20 ft. | 15 ft. | 15 ft. |
| Garage | 20 ft. | 20 ft. | 20 ft. |
| When adjacent to collector | 25 ft. | 25 ft. | 25 ft. |
| When adjacent to minor arterial ¹ | 30 ft. | 30 ft. | 30 ft. |
| When adjacent to major arterial ¹ | 40 ft. | 40 ft. | 40 ft. |
| Side yard setbacks: | 5 ft. | 5 ft. | 5 ft. |
| Sum of side yard setbacks | 20 ft. | 20 ft. | 10 ft. |
| Rear yard setbacks: | 25 ft. | 25 ft. | 20 ft. |
| When adjacent to minor arterial ¹ | 30 ft. | 30 ft. | 30 ft. |

| | | | |
|--|--------|--------|--------|
| When adjacent to major arterial ¹ | 40 ft. | 40 ft. | 40 ft. |
|--|--------|--------|--------|

Notes:

1. When a development provides a dedicated landscape tract between the right of way of a major or minor arterial and an adjacent lot, the landscape tract may be used to meet the required 40 foot or 30 foot rear/front yard setback amount. However, each lot must continue to maintain the minimum rear yard setback requirement (i.e., 20 feet or 25 feet) for that particular zone. All other nonconflicting minimum standards specified in the base zone shall apply.

2. 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.

(Ord. 94-107; Ord. 01-42; Ord. 02-153; Ord. 03-74; Ord. 03-157; Ord. 04-110; Ord. 09-72)