

DEVELOPMENT APPLICATION REVIEW CRITERIA

2/11/2020 UPD

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					7,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.		6,000 sq. ft.	

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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.	

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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

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(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

<u>Street Type</u>	<u>Maximum Height</u>
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