

DEVELOPMENT STANDARDS MATRIX - RESIDENTIAL ZONING DISTRICTS

(This matrix is to be interpreted and applied pursuant to Section 4.3.4)

		MINIMUM LOT SIZE (sq. ft.)	LOT WIDTH I/C (ft.)	LOT DEPTH (ft.)	LOT FRONTAGE I/C (ft.)	MINIMUM FLOOR AREA (sq. ft.)	MAXIMUM LOT COVERAGE	MINIMUM OPEN SPACE REQUIREMENT	SETBACKS				DENSITY	HEIGHT(4) (ft.)	MINIMUM DEVELOPMENT AREA
									FRONT 1&2/3 (7) (ft.)	SIDE STREET 1&2/3 (7) (ft.)	SIDE INTERIOR 1&2/3 (7) (ft.)	REAR (ft.)			
Agriculture	AG	10 AC. (2)	100	110	100	1,500			35	25	15	25		35	
Rural Residential	RR	3 ACRES				2,200				17	12	12		35	
Single Family	R-1-AAA	12,500	100	110	100	2,200	N/A	(3)	35	17	12	12	N/A	35	N/A
	R-1-AAAB	12,500	100	110	100	1,500			35	17	12	12		35	
	R-1-AA	9,500	75/95	100	75/95	1,500			30	15	10	10		35	
	R-1-AAB	9,000	90	100	90	1,500			25	20	8 1/2	25		35	
	R-1-A	7,500	60/80	100	60/80	1,000			25	15	7 1/2	10		35	
	R-1-AB	7,500	60/80	100	60/80	1,500			25	15	7 1/2	10		35	
Low - Medium Density	RL (5)						40%	(3)					3-6 UNITS/ACRE	35	
	Multi-family	8,000	60	100	60	(1)			25	25	15	25			
	Duplex								25	25	15	15			
	Zero Lot Line	4,800		80					25	25	15	25			
Medium - Medium High Density	RM (5)						40%	(3)					6-12 UNITS/ACRE	35	
	Multi-family	8,000	60	100	60	(1)			25/30 (6)	25/30 (6)	15/30 (6)	25 (6)			
	Duplex											15			
	Zero Lot Line	4,800		80							25				
Planned Residential Multifamily Component	PRD						40%	(3)					PER LAND USE MAP OR NUMERICAL SUFFIX	35	5 ACRES
	Conventional	N/A	N/A	N/A	N/A	(1)			25/30	25/30	15/25	25			
Single Family Component	Conventional	7,500	60/80	100	60/80	1,200	N/A	(3)	25	15	7 1/2	10		35	
	Zero Lot Line	4,500	40/60	80	40/60	1,000			20		0/15				
Mobile Home Park	Park	2 ACRES	120	N/A	N/A	N/A	N/A	(3)	25	15	7 1/2	10	N/A	35	2 ACRES
	Sites	3,200	N/A						5	5	5	5			

I/C = Interior Lot/Corner Lot

SUBNOTES:

- (1) = Minimum Floor Area for Duplexes and Multifamily Dwelling Units:
 - Duplexes 1000 sq. ft.*
 - Efficiency 400 sq. ft.
 - One Bedroom 600 sq. ft.
 - Two Bedroom 900 sq. ft.
 - Three Bedroom 1250 sq. ft.
 - Four Bedroom 1500 sq. ft.

- (2) = See Section 4.4.1(F) for exceptions.
- (3) = A minimum of 25% non-vehicular open space shall be provided. Interior and perimeter landscaping may be applied toward meeting this requirement.
- (4) = See Paragraph 4.3.4(J)(2) for single family detached structures in residentially zoned districts.
- (5) = The provisions for the R-1-A District shall apply for single family dwellings.
- (6) = Refer to individual district regulations "Development Standards" section for special setbacks in the Southwest Neighborhood Overlay District, Carver Estates Overlay District and Infill Workforce Housing Area. **[Amd. Ord. 24-07 8/21/07]; [Amd. Ord. 7-05 2/15/05]**
- (7) = 1&2/3 = 1st & 2nd Story / 3rd Story. The setback for the 3rd story shall only be applied to those portions of the building which are 3 stories in height, not the entire building. **[Amd. Ord. 29-06 5/16/06]**

* Represents absolute minimum size. Must also comply with minimums for corresponding number of bedrooms.

[Amd. Ord. 42-97 10/7/97]; [Amd. Ord. 16-93 2/9/97]