

ARTICLE 3. DIMENSIONAL STANDARDS

3.1 Zoning District Dimensional Standards

The following general dimensional standards shall apply unless otherwise modified by another provision of this Ordinance.

3.1.1 Dimensional Standards for Residential Districts

The minimum dimensional standards shown in the following table shall apply within the residential zoning districts, subject to any additional standards imposed in this Section or otherwise modified by a provision of this Ordinance or the Subdivision Ordinance.

Table 3.1: Dimensional Standards for Residential Districts

District	Lot Area (sf)	Lot Width (ft)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Maximum Height (ft)
R-40	40,000	100	45	10	25	35
R-15	15,000	80	35	10	25	35
R-12.5	12,500	80	35	10	25	35
R-10	10,000	75	35	10	25	35
DR	5,000	50	20	5	25	35
R-AH	See Supplemental Use Standards and Notes 6 and 7					
GRD	See Supplemental Use Standards and Notes 6 and 7					

1. For corner lots, the minimum side yard setback on exterior (street) side property lines shall be 15 feet, regardless of the base zoning district.
2. Prevailing front yard setbacks of existing single-family detached dwellings shall be observed on platted residential lots 40,000 square feet or smaller, unless otherwise modified by a provision of this Ordinance. The setback shall be established by determined the existing front setback of each detached single-family residential structure within 200 feet of the property on the same side of the street and averaging the existing setbacks.
3. Within the residential districts, nonresidential structures and uses may only be established on lots containing a minimum of the greater of 20,000 square feet of lot area, or the minimum for the district, unless a larger minimum lot area is required by another provision of this Ordinance. In any circumstance, the lot upon which a nonresidential structure or use is established shall contain

sufficient area and dimensions to meet all requirements of this Ordinance regarding the provision of parking, landscaping, buffering, and similar site development requirements.

4. For lots not meeting the minimum lot width of the base zoning district, a single-family detached dwelling may be built on a preexisting lot with a minimum of 50 feet of frontage, provided all other dimensional requirements can be met. A Special Use Permit shall be required to construct single-family detached residences on preexisting lots with less than 50 feet of lot width or that cannot meet another dimensional standard.
5. Within permitted Cluster Subdivisions, dimensional standards may be reduced in accordance with the standards set forth in the Subdivision Ordinance.
6. Within the GRD and R-AH districts, single family detached dwellings shall adhere to the dimensional standards for the R-10 district.
7. Within the GRD and R-AH districts, nonresidential uses shall have a minimum lot area of 20,000 square feet adhere to the OI district dimensional standards for lot width, setbacks, and height.

3.1.2 Dimensional Standards for Nonresidential Districts

The minimum dimensional standards shown in the following table shall apply within the nonresidential zoning districts, subject to any additional standards imposed in this Section or otherwise modified by a provision of this Ordinance or the Subdivision Ordinance.

Table 3.2: Dimensional Standards for Non-Residential Districts

District	Lot Area (sf)	Lot Width (ft)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Maximum Height (ft)
OI	-	75	30	8	20	35
HB	-	150	50	5	20	50
B-1	-	100	30	5	20	50
B-2	-	50	30	5	20	35
DT	-	-	-	-	-	50
CP	-	-	-	-	-	100
M-1	-	75	40	20	20	50
M-2	-	75	40	20	20	50

- 1.** For corner lots, the minimum side yard setback on exterior (street) side property lines shall be 20 feet, regardless of the base zoning district. This requirement shall not apply within the Downtown (DT) district.
- 2.** The maximum height within the M-1 and M-2 districts may be increased by 1 foot for each additional 1 foot of side and rear yard setback provided.
- 3.** Nonresidential accessory structures shall be permitted to be located no closer than 5 feet to side and rear property lines where no buffer is required.