

**2.08.04 - Residential Dimensional Regulations Chart**

| Regulation                              | SF-1,<br>Single<br>Family<br>Residential<br>(detached) | SF-2,<br>Single<br>Family<br>Residential<br>(detached) | SF-3,<br>Single<br>Family<br>Residential<br>(detached) | SF-4,<br>Single<br>Family<br>Residential<br>(detached) | SF-A,<br>Single<br>Family<br>Residential<br>(attached) | MX-D,<br>Mixed<br>Density<br>Residential                                      | MF-1,<br>Multi-<br>Family<br>Residential | MF-2,<br>Multi-<br>Family<br>Residential | MF-3,<br>Multi-<br>Family<br>Residential | MX-R,<br>Mixed<br>Use<br>Residential |
|---|--|--|--|--|--|---|--|--|--|--------------------------------------|
| <b>Open Space (Yard) Dimensions</b>     |  |  |  |  |  |   |  |  |  |                                      |
| Minimum Front Yard Setback              | 25'(4)   | 25'(4)   | 25'(4)   | 25'(4)   | 25' dwelling units/50' other buildings                 | 10'   | 30'                                      | 30'                                      | 30'                                      | 0'                                   |
| Minimum Side Yard Setback: Interior Lot | 25'  | 15'  | 7.5'   | 5'   | 0 (1)  | 0 (1)   | 30'                                      | 30'                                      | 30'                                      | 30'                                  |
| Corner Lot                              | 25'  | 25'  | 15'  | 15'  | 15'  | 15'   | 30'                                      | 30'                                      | 30'                                      | 30'                                  |
| Minimum Rear Yard Setback               | 75'  | 20'  | 20'  | 20'  | 20'  | 25'   | 30'                                      | 30'                                      | 30'                                      | 30'                                  |
| Garage Setback                          | 25'  | 25'  | 25'  | 25'  | 3' - front entry prohibited                            | Single Family Detached 25' Single Family Attached 3' - front entry prohibited |  |  |  |                                      |

| Lot Dimensions                               |  |  |  |  |   |   |   |   |   |                    |
|--|--|--|--|--|---|---|---|---|---|--------------------|
| Minimum Lot Area                             | 1 acre   | 14,000 sq. ft.                                     | 10,000 sq. ft.                                     | 7,500 sq. ft.                                      | 1,250 sq. ft.                                     | Varies See 2.04.06.                               | 40,000 sq. ft.                                    | 25,000 sq. ft.                                    | 1 Acre  | 1 Acre             |
| Maximum Density                              |  |  |  |  | 10 DU/A   |   | 12 DU/A   | 14 DU/A   | 16 DU/A   | 60 DU/A            |
| Minimum Lot Width:                           | 200' at building line                              | 100' at building line                              | 80' at building line                               | 70' at building line                               | 22'   | Varies See 2.04.06.                               | 200'  | 150'  | 150'  | 200'               |
| Minimum Lot Depth                            | 150'   | 110'   | 100'   | 100'   | 90'   | Varies See 2.04.06.                               | 200'  | 150'  | 100'  | 200'               |
| Floor Area                                   |  |  |  |  |   |   |   |   |   |                    |
| Minimum Floor Area                           | 2,500 sq. ft.                                      | 2,000 sq. ft.                                      | 1,700 sq. ft.                                      | 1,500 sq. ft.                                      | 1,050 sq. ft.                                     | None  | 1,050 sq. ft. per DU                              | 950 sq. ft. per DU                                | 850 sq. ft. per DU                                | 850 sq. ft. per DU |
| Structure Height                             |  |  |  |  |   |   |   |   |   |                    |
| Maximum Height <sup>(3)</sup> (feet/stories) | 35'2½ (50' with Additional Setback) <sup>(3)</sup> | 35'2½ (50' with Additional Setback) <sup>(3)</sup> | 35'2½ (50' with Additional Setback) <sup>(3)</sup> | 35'2½ (50' with Additional Setback) <sup>(3)</sup> | 35'2 (50' with Additional Setback) <sup>(3)</sup> | 35'2 (50' with Additional Setback) <sup>(3)</sup> | 35'2 (50' with Additional Setback) <sup>(3)</sup> | 35'2 (50' with Additional Setback) <sup>(3)</sup> | 45'3 (50' with Additional Setback) <sup>(3)</sup> | 75'5               |
| Building Area Coverage                       |  |  |  |  |   |   |   |   |   |                    |
| Maximum Building Area (all buildings)        | 30%  | 30%  | 30%  | 30%  | 55%/60% including accessory                       | 70%   | 40%   | 45%   | 50%   | 90%                |

(1) No side yard is required providing a firewall is installed in accordance with the City Building Code, except that no contiguous attached structure shall exceed one hundred eighty (180) feet in length and the minimum separation between noncontiguous, adjacent structures shall be thirty (30) feet.

(2) Dwelling Units per Acre (DUA) calculation is exclusive of all streets, alleys and sidewalks, but inclusive of open space, recreational,

and service areas.

(3) The dwelling or other main building or portions of building other than Accessory Buildings may be erected higher than thirty-five feet (35') provided that any portion of the building above said thirty-five feet (35') height limit is set back from all required yard setback lines a distance of two feet (2') for each one (1) foot in height above said thirty-five feet (35') limit. No building shall have a height of more than fifty feet (50').

(4) Key lots shall have two front yards.

#### HISTORY

*Adopted by Ord. [19-04-18-13 § 2.01](#) on 4/18/2019*