

§ 156.073 BULK REGULATIONS.

(A) Table of bulk regulations; residential.

RESIDENTIAL BULK REGULATIONS				
Standards (1 to 15 Lot Neighborhood)	A-1	E-R	R-O	R-1
RESIDENTIAL BULK REGULATIONS				
Standards (1 to 15 Lot Neighborhood)	A-1	E-R	R-O	R-1
Lot area (square feet)	10 acres	30,000	7,000	9,000
Lot width	300'	150'	50'	75'
Building height	35'	35'	35'	35'
Maximum lot coverage	20%	25%	35%	30%
Maximum impervious coverage	40%	40%	60%	45%
Minimum landscaped coverage	60%	60%	40%	55%
Front yard setback	100'	40'	25'***	30'
Cul-de-sac setback	100'	40'	20'	20'
Rear yard	50'	50'	25'	25'
Corner side yard	100'	30'	25'	25'
Double frontage yard	100'	70'	40'	50'
Interior side yard	50'	15'	6'	10'
Transition yard	N/A	N/A	N/A	N/A
Lowlands yard	50'	50'	50'	50'
Standards (15+ Lot Neighborhood)		E-R	R-O	R-1
Lot area (square feet)****^		30,000/20,000 minimum	7,000/5,000 minimum	9,000/6,000 minimum
Lot width****		150'	50'	75'
Open space		50%	35%	35%
Lot area reduction per 15% open space increase		10,000	1,000	1,500
Lot width reduction per 15% open space increase		15'	7.5'	15'
Notes: * Lot area "per unit" is calculated by taking all land dedicated to the portion of the subdivision dedicated to multi-unit development, not including stormwater or required landscape outlots, and dividing by the total number of units. ** Lot width is applicable to single-family unit buildings, not for attached units. *** If the two adjacent properties are less, the average of the two determines the minimum for the subject lot. **** Reductions in lot area and lot width (combined) are available if additional open space is added to the plan in 15% intervals. ^ Lot area in this category equals the average size of all lots in that district.				

RESIDENTIAL BULK REGULATIONS (continued)			
Standards (1 to 15 Lot Neighborhood)	R-2	R-3	R-4
RESIDENTIAL BULK REGULATIONS (continued)			
Standards (1 to 15 Lot Neighborhood)	R-2	R-3	R-4

Lot area (square feet)	8,000 or 3,700 per unit*	6,000 or 2,700 per unit*	5,000 or 1,700 per unit*
Lot width	60'	45'	40'
Building height	35'	35'	45'
Maximum lot coverage	30%	35%	45%
Maximum impervious coverage	45%	50%	55%
Minimum landscaped coverage	55%	50%	45%
Front yard setback	25'	25'	20'
Cul-de-sac setback	20'	20'	20'
Rear yard	25'	25'	20'
Corner side yard	25'	25'	20'
Double frontage yard	40'	40'	40'
Interior side yard	6'	6'	6'
Transition yard	10'	10'	20'
Lowlands yard	50'	50'	50'
Standards (1 to 15 Lot Neighborhood)	R-2		
Lot area (square feet)****^	8,000/5,000 minimum		
Lot width****	60'		
Open space	40%		
Lot area reduction per 15% open space increase	1,500		
Lot width reduction per 15% open space increase	10'		
Notes: * Lot area "per unit" is calculated by taking all land dedicated to the portion of the subdivision dedicated to multi-unit development, not including stormwater or required landscape outlots, and dividing by the total number of units. ** Lot width is applicable to single-family unit buildings, not for attached units. *** If the two adjacent properties are less, the average of the two determines the minimum for the subject lot. **** Reductions in lot area and lot width (combined) are available if additional open space is added to the plan in 15% intervals. ^ Lot area in this category equals the average size of all lots in that district.			

(B) *Table of bulk regulations; nonresidential.* Except for extraction uses to which this section shall not apply, and for which the City Council may establish conditions.

COMMERCIAL BULK REGULATIONS								
Standards	C-2	C-2T	C-3	C4	O-1	O-2	M-1	M-2
COMMERCIAL BULK REGULATIONS								
Standards	C-2	C-2T	C-3	C4	O-1	O-2	M-1	M-2
Lot area (square feet)	8,000	No min	20,000	No min	10,000	35,000	20,000	35,000
Lot width	75'	50'	100'	No min	75'	100'	100'	100'
Building height	35'	45'	55'	45'	35'	55'	45'^^	45'^^
Maximum lot coverage	30%	75%	30%	100%	40%	40%	40%	40%
Maximum impervious coverage	70%	85%	70%	100%	60%	60%	65%	65%
Minimum landscaped coverage	30%	15%	30%	0%	40%	40%	35%	35%
Front yard setback	35'	15'	35'	0'	15'	35'	35'	35'
Rear yard	20'	10'	20'	0'	20'	25'	25'	35'

Corner side yard	30'	15'	30'	0'	20'	35'	35'	35'
Interior side yard	10'	10'	10'	0'	10'	15'	20'	20'
Transition yard	15'	10'	20'	10'	15'	50'	60'	100'
Lowlands yard	50'	50'	50'	50'	50'	50'	50'	50'
<p>Note:</p> <p>^^ The maximum height for tanks and similar storage containers designed to store crude oil, petroleum or substances used in energy production is 70 feet for properties located 100 feet or more west of the Canadian National right-of-way and north of Second Street.</p>								

(C) *Additional bulk regulations; pipelines and other utility transmission lines.* Any yard adjacent a pipeline or overhead, high-voltage, electric transmission line shall not be less than 40 feet. The requirements of this division shall not apply to accessory structures or uses or off-street parking.

(Ord. 21-016, passed 8-18-21; Am. Ord. 21-031, passed 10-20-21)