

Table 2-2
Dimensional Requirements for Residential Zoning Districts
 NP = Not Permitted NA = Not Applicable

MINIMUM LOT SIZE AND MAXIMUM DENSITY BY USE	R-30	R-20	R-15	MDR	PUD-R
Minimum lot size, detached single-family dwelling lot (square feet)	30,000	20,000	15,000	11,000	±
Minimum lot size, two-family dwelling lot (square feet)	NP	NP	NP	22,000	±
Minimum lot size, fee simple townhouse lot	NP	NP	NP	2,000	±
Minimum lot size, lot for any other permitted use not otherwise specified in this table (square feet)	30,000	20,000	15,000	11,000	±
Maximum residential density, detached single-family dwelling (dwelling units per acre)	1.2	1.75	2.3	3.2	8
Maximum residential density, permitted multiple-family dwelling types (dwelling units per acre)	NP	NP	NP	5.0	8
Maximum residential density, multiple-family dwelling types with special use approval (dwelling units per acre)	NP	NP	NP	8.0	N/A
MINIMUM LOT WIDTH AT FRONT SETBACK					
Minimum lot width, all uses except as noted (feet)	100	90	75	60	±
Minimum lot width, fee simple townhouse lot (feet)	NP	NP	NP	20	±
Minimum lot width, fee simple townhouse lot at end of building (feet)	NP	NP	NP	30	±
MINIMUM LOT FRONTAGE ON STREET					±
Minimum lot frontage on street, except cul-de-sac lot, all uses (feet)	100	90	75	60	±
Minimum lot frontage on street, cul-de-sac lot, all uses (feet)	50	45	40	35	±
BUILDING AND SITE REQUIREMENTS					
Maximum impervious surface coverage of a lot, detached single-family dwelling (percent)	25%	30%	35%	40%	±
Maximum impervious surface coverage of a lot, permitted uses other than detached single-family dwelling (percent)	35%	40%	45%	50%	±
BUILDING HEIGHT REQUIREMENTS					
Maximum building height (feet)	35	35	35	35	35
Maximum building height (number of stories)	2	2	2	2	2
SETBACKS FOR PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES LARGER THAN 144 SQUARE FEET IN FLOOR AREA					
Front (feet)	45	35	35	35	±
Side (feet)	12	10	10	10	±
Rear (feet)	40	35	30	20	±
ACCESSORY BUILDINGS OF 144 SQUARE FEET OR LESS IN FLOOR AREA AND ACCESSORY STRUCTURES					
Front (feet)	NP	NP	NP	NP	NP
Side (feet)	5	5	5	5	
Rear (feet)	5	5	5	5	
SPECIAL SETBACKS, BUFFERS, AND LANDSCAPE STRIPS					
Minimum principal or accessory building setback abutting any R-30, R-20, or R-15 zoning district (feet)	NA	NA	NA	35	25

	R-30	R-20	R-15	MDR	PUD-R
Minimum buffer width abutting any R-30, R-20, or R-15 zoning district (feet)	NA	NA	NA	25	25
Minimum landscape strip required along right-of-ways for any non-single-family residential use (width in feet)	10	10	10	10	10
MINIMUM HEATED FLOOR AREA REQUIREMENTS	R-30	R-20	R-15	MDR	PUD-R
Detached, single-family dwelling unit (square feet)	2,000	1,800	1,600	1,400	†
Fee simple townhouse unit or unit in a two-family dwelling	NP	NP	NP	1,200	†
Multi-family dwelling unit, efficiency	NP	NP	NP	NP	NP
Multi-family dwelling unit, one bedroom	NP	NP	NP	NP	NP
Multi-family dwelling unit, two bedroom	NP	NP	NP	NP	NP
Multi-family dwelling unit, three bedroom	NP	NP	NP	NP	NP

† As established as part of the zoning approval for the development

[Secs. 2-15 to 2-20 Reserved].

Division III. Mixed-Use and Nonresidential Zoning Districts.

Sec. 2-21. MXU, Mixed-Use District.

- (a) **Relationship to comprehensive plan.** The MXU zoning district may be appropriate for the “village center residential,” “town center mixed use,” “neighborhood activity center,” and “community activity center” future development areas established by the comprehensive plan. The MXU zoning district may be appropriate to implement the “downtown,” “community,” and “neighborhood” activity center future land use categories established by the comprehensive plan.
- (b) **Purposes and intentions.** The MXU district is established to provide locations for planned combination of commercial and office uses with residential uses. Appropriate intensities of development are directly related to the varying intensities encouraged by the comprehensive plan in various locations throughout the city. The intent of the MXU district is to allow the opportunity for an integrated mixture of residential and commercial employment-generating uses within the same structure or site, including upper floor residential over ground floor commercial or office uses; and the combination of residential and nonresidential uses on the same floor, such as ground-floor live-work units. Uses within a MXU zoning district are intended to be located and designed as a unified development.
- (c) **Permitted and special uses.** Permitted and special uses shall be as provided in Table 2-3, “Permitted and Special Uses in Mixed-Use and Non-residential Zoning Districts.”
- (d) **Dimensional requirements.** Unless otherwise specified in Table 2-4, “Dimensional Requirements for Mixed-Use and Non-residential Zoning Districts” of this code, design features of a mixed-use development, such as minimum lot sizes, minimum lot widths and frontage requirements, buffer widths, building setbacks, minimum dwelling unit floor areas, and maximum building heights, will be established on a project-by-project basis,