

District	Maximum Density (Units/Gross Acre)	Maximum Height <sup>8</sup>	Minimum Front Setback <sup>3,4,5,6, 7</sup>	Minimum Rear Setback <sup>4,6, 7</sup>	Minimum Interior Side Setback <sup>4,6, 7</sup>	Minimum Side Street Setback <sup>3,4, 6,7</sup>	Minimum Interior Lot Area (Sq. Ft.)	Minimum Lot Width <sup>1</sup>	Maximum Lot Coverage <sup>2</sup>
A-R	0.5	40'	30'	30'	30'	30'	87,120 (2 acres)	150'	50%
District	Maximum Density (Units/Gross Acre)	Maximum Height <sup>8</sup>	Minimum Front Setback <sup>3,4,5,6, 7</sup>	Minimum Rear Setback <sup>4,6, 7</sup>	Minimum Interior Side Setback <sup>4,6, 7</sup>	Minimum Side Street Setback <sup>3,4, 6,7</sup>	Minimum Interior Lot Area (Sq. Ft.)	Minimum Lot Width <sup>1</sup>	Maximum Lot Coverage <sup>2</sup>
A-R	0.5	40'	30'	30'	30'	30'	87,120 (2 acres)	150'	50%
C-1		55'	10'	0'	0'	10'	0		90%
C-2		55'	10'	0'	0'	10'	0		90%
C-3		55'	10'	0'	0'	10'	0		90%
M-1		75'	10'	0'	0'	10'	0		90%
M-2		75'	10'	0'	0'	10'	0		90%
R-1 <sup>9</sup>	1.0	40'	30'	30'	30'	30'	43,560	100'	50%
R-2 <sup>9</sup>	2.0	35'	25'	25'	25'	25'	21,780	90'	50%
R-3 <sup>9</sup>	3.0	30'	25'	20'	10'	20'	8,000	75'	60%
RRR		55'	0'	0'	0'	0'	0	0'	90%
TOD		55'	0'	0'	0'	0'	0	0'	90%
M-F <sup>10, 11</sup>	12.0	35'	20'	20'	12'	20'	10,000	75'	75%
M-U <sup>8, 10</sup>	12.0	55'	20'	20'	12'	20'	6,000	50'	75%

Notes:

- Minimum lot width is measured at the building setback line.
- Limits of impervious surface on each lot are set to aid aquifer recharge by on-site stormwater filtration.
- Minimum front and side street setbacks are 0 feet for commercial zones in the "downtown district", which is the land abutting State Highway 44 from S. Middleton Road to Hartley Ln.
- The minimum setback for a commercial or industrial use abutting a residential zone shall be 30 feet.
- The minimum front setback for living space may be reduced to 20 feet if the garage setback is at least 25 feet.
- Cornices, canopies, eaves or other similar items that do not increase the enclosed building area shall not project into any required setback more than 2 feet.  
Unenclosed exterior stairs shall not project into any required setback more than 3 feet.  
Unenclosed covered patios and porches shall not project into any required setback more than 10 feet.
- All structures shall be set back at least 50 feet from section and quarter section lines, unless otherwise approved by the City.
- In a Mixed-Use Zone, the maximum height for a commercial structure is 55 feet, for a multi-family structure is 45 feet, and for a single-family structure is 35 feet.
- See section 5-4-11-2 of this code.
- Single-family dwelling, attached:

Maximum Height:	35'
Setbacks:	
Front:	20'
	10' if alley-loaded
Rear:	15'
	5' if alley-loaded
Interior Side:	12'
Minimum Lot Size:	1,600 SF
Maximum Coverage:	N/a
Minimum Lot Width:	20'

- Minimum 1,000 square feet per dwelling unit.

(Ord. 600, 12-20-2017; amd. Ord. 604, 2-21-2018; Ord. 609, 7-3-2018; Ord. 620, - -2019; Ord. 633, 9-16-2020; Ord. 641, 11-18-2020; Ord. 644, 1-6-2021)

**5-4-2: ACCESSORY STRUCTURES:**

No building permit is required for any detached structure two hundred (200) square feet and under. A building permit is required for all other accessory structures. All accessory structures must meet the following standards.

**MINIMUM REQUIREMENTS FOR ACCESSORY STRUCTURES**

	Rear	Interior Side	Side Street	Maximum Size (Sq. Ft.)	Maximum Height
Structures over 200 sq. ft.	Shall comply with requirements in section 5-4-1, table 2 of this chapter				
Structures 200 sq. ft. and under	10'	5'	20'	200 sq. ft.	15'

Notes:

Accessory structures in public utility easements are prohibited.

Accessory structures on permanent foundations in a setback area are prohibited.

Accessory structures shall be set back further from a publicly maintained street than the front or side setback for the primary structure.

Accessory structures shall not exceed 25 percent of the gross square footage of the primary structure or 30 percent of the square footage of the rear yard, whichever is greater.

Accessory structures larger than 200 square feet shall be constructed of materials and colors that match the primary structure.

Any eaves or overhangs of an accessory structure are subject to the same setback requirements as provided herein.