

Summary of General Bulk Regulations

Zoning Designation	Primary Use	Front Setback	Side Setback	Rear Setback	Lot Area	Lot Frontage	Height Limit	Building Coverage	Ordinance Location
AG	Agricultural Holding Zone, Farming	50 feet	30 feet ^(a)	50 feet	5 acres ^(b) / 80,000(ft) ²	200 feet	45 feet/ 3 story	NA	17.10
RE	Residential Estates	50 feet	25 feet ^(c)	50 feet/ 40 feet ^(d)	1ac/sewer 2 ac/septic	160 feet	45 feet/ 3 story	NA	17.12
RS	Residential Suburban	35 feet	15 feet	35 feet/ 40 feet ^(e)	12,000(ft) ²	90 feet	45 feet/ 3 story	NA	17.16
R-1	Single Family Residential	30 feet	20% of lot width	30 feet/ 40 feet ^(f)	9,000(ft) ²	75 feet	45 feet/ 3 story	NA	17.20
PSF	Planned Single Family (4 acres min.)	25 feet ^(g)	Varies (See Plat File)	Varies (See Plat File)	6600(ft) ² ^(h)	1/3=60'-65' 1/3>70 feet	45 feet/ 3 story	Max. 50%, Max.5du/a	17.23
DU	Duplex Residential	30 feet	10 feet	30 feet	12,000(ft) ²	90 feet	45 feet/ 3 story	NA	17.24
PO	Professional Office	30 feet/ 75' (hotel), 30' (parking)	20 feet ⁽ⁱ⁾ / 50' (hotel), 30' (parking)	35 feet / 75' (hotel) 30' (parking)	10,000(ft) ²	100 feet/ 200' (hotel)	45 feet	NA	17.34
CN	Commercial Neighborhood	40 feet 15' (parking)	Zero / 20' adjacent to Resident.	25 feet 15' (parking)	3 acres	50 feet	45 feet	NA	17.38
CH	Commercial Highway	30 feet/ 75' (hotel), 20' (parking)	Zero / 50' (hotel), 20' adjacent to Resident.	25 feet 75' (hotel) 20' (parking)	10,000(ft) ²	100 feet/ 200' (hotel)	45 feet	NA	17.42
TSQ	Townsquare District	20 feet/ 75' (hotel), 10' (parking)	Zero / 50' (hotel), 20' adjacent to Resident.	20 feet/ 75' (hotel) 10' (parking)	none	40 feet ^(j)	45 feet	NA	17.45
PI	Planned Industrial (20 acres min.)	50 feet 20' (parking)	25 feet/ 50' adjacent to Highway/ 100' adjacent to Resident.	25 feet/ 50' adjacent to Highway/ 100' adjacent to Resident.	none	100 feet	75 feet	NA	17.46
PMR (PUD)	Planned Mixed Residential (4ac.min.)	See 17.54.21	See 17.54.21	See 17.54.21	17.54.20	17.54.20	17.54.20	17.54.20	17.54
POC (PUD)	Planned Office Commercial(5ac.min.)	See 17.54.23	See 17.54.23	See 17.54.23	17.54.22	NA	17.54.22	NA	

(a)Both side yards in combination must measure at least 100 feet

(b)For single family residential and agricultural uses

(c)Both side yards in combination must measure at least 75 feet

(d)50 feet for SFR, 40 feet for other Permitted Uses and SUPs

(e)35 feet for SFR, 40 feet for other Permitted Uses and SUPs

(f)30 feet for SFR, 40 feet for other Permitted Uses and SUPs

(g)One front yard setback on a corner lot may platted as side yard setback of 20 feet

(h)With density/lot size transitions to adjacent residential

(!)Both side yards in combination must measure at least 50 feet

(j) See ordinance for other related frontage requirements