

## ZONING – BUILDING SPECIFICATIONS & SETBACK REQUIREMENTS

**Sec.44-89 – District Zoning Specifications:** The chart below depicts the minimum specifications and restrictions for each district; unless otherwise provided by an alpha numeric to refer to:

<b>District:</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>MF</b>	<b>MH</b>	<b>C-1</b>	<b>I-1</b>
Lot area (square ft.)	2,500	5,000	25,000	<b>(B)</b>	<b>(D)</b>	3,000	25,000
Lot Width (ft.)	25	50	100	n/a	25	25	n/a
Lot Depth (ft.)	100	100	150	n/a	125	120	n/a
Front yard setback (ft.)	25	25	60	25	25	25	50
Rear yard setback (ft.)	15	15	25	20	15	15	15
Side yard setback (ft.)	5	5	25	10	10	5	5
Corner lot setback (ft.)	10	15	50	15	15	25	25
Maximum stories	1	2	2.5	2	1	3	3
Maximum stories height	15	30	35	30	15	45	45
Minimum Living area (sq. ft.), excludes garages or decks	<b>(A)</b>	1,000	1,400	<b>(C)</b>	<b>(E)</b>	n/a	n/a

Additional reference to zoning specifications:

**(A) District R-1.** The minimum living area per dwelling is as follows:

- i. Single-family dwelling units, one-thousand (1,000) square feet;
- ii. Auxiliary dwelling units, four-hundred (400) square feet; and having no more than two (2) occupants residing in dwelling.

**(B) District MF.** The minimum lot area for multifamily dwellings shall be 10,000 square feet per three (3) dwelling units; add 1,800 square feet per additional unit. No more than 24 units per one acre.

**(C) District MF Living Area.** The minimum living area per unit is as follows; however, the average living area for each unit apartments is eight-hundred (800) square feet.

- i. Efficiency unit, five-hundred (500) square feet;
- ii. One bedroom unit, six-hundred (600) square feet;
- iii. Two bedroom unit, eight-hundred (800) square feet;
- iv. Three bedroom unit, nine-hundred (900) square feet.

**(D) District MH.** The minimum lot, space and park area for manufactured home parks shall comply with the regulations adopted under Chapter 6 of the City's Code of Ordinances, unless specifically provided in this chapter. This does not apply to manufactured homes located in Districts R1 or R2.

**(E) District MH.** The minimum living area per dwelling is as follows:

- i. Single-family dwelling units, eight-hundred (800) square feet;
- ii. Travel trailers, three-hundred and fifty (350) square feet;
- iii. Tiny Homes on Wheels, four-hundred (400) square feet.