

Sec. 10-23. Dimensional Standards

All development in residential districts must comply with Table 10-23 Dimensional Standards in Residential Districts.

Table 10-23. Dimensional Standards for Residential Districts

Residential Districts	RE	R-1A	R-1B	R-1C	R-1D	R-2	R-MF	R-MH	NR	PUR	PMF
Minimum lot area (sq. ft.)	43,560	9,000	6,000	6,000	3000	7,500	12,500	6,000	43,560	[a]	[a]
Minimum street frontage (ft.)	50	35	35	35	35	35	45	35	35	25	25
Minimum frontage (ft.) to private way											25
Setbacks (ft.)											
Front *	50	25	25	25	25	25	25	25	20 [f]	[a]	[a]
Rear	50	25	25	25	15	25	25	10	25	[a]	[a]
Side interior	12.5	7.5	6	6	0	6	25	10	25	[a]	[a]
Side, corner	25	12	12	12	12	12	12	15	25	[a]	25
District boundary								25			
Maximum lot coverage (%)	30	50	50	50	60		50		60	[a]	[a]
Maximum height (ft.)	42	42	42	42	42	42	50[c]	18	42	42	[a]
Building separation (ft.)					[b]		15	20	10	[a]	15
Minimum Open Space per dwelling unit (sq. ft.)							300[d]			[e]	300 [d]
Minimum width (ft.)							15				15
Maximum slope (%)					10		10				10
Maximum number of dwelling units per acre							24		10	12	[a]

(Ord. No. 0-2010-20; 3/10/10) (Ord. No. 0-2010-119; 11/10/10) (Ord. No. 0-2011-45; 6/8/11) (Ord. No. 0-2014-97; 10/22/14) (Ord. No. 0-2019-87; 10/8/19)

* See section 10-92 for reduced front setbacks for alley loaded parking.

[a] Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.

[b] 15 feet between attached single-family residence row and any portion of another attached single-family residence row.

[c] Buildings allowed to exceed stated maximum height if front, side and rear setback are increased at least one foot (above minimum setbacks) for each one foot of additional building height (above stated maximum).

[d] The following elements may be designated as usable open space in the PUR, PXR, and PMF districts: pools, tennis courts, walkways, patios, open air gazebos and pavilions, and covered or underground easements. The following elements may not be included in the calculation of usable open space: enclosed buildings, street and alley rights of way or easements, driveways, parking areas, or drainage channels.

[e] The following elements may not be included in the calculation of usable open space in the PUR district streets and alley rights-of-way or easements, individually platted lots without open space easements, private yards, and patios. One-third of the total open space requirement in the PUR district may be provided off site if approved on the site plan. A Homeowners Association (HOA) is required to improve, operate, and maintain all jointly owned open spaces, recreational areas and buildings, service and parking areas. (Ord. 0-2010-20, 3/10/10) (Ord. No. 0-2010-119; 11/10/10) (Ord. No. 0-2014-97; 10/22/14)

[f] 20 feet setback from face of garage from drive aisles. (Ord. No. 0-2019-87; 10/8/19)

agreement subject to approval from City Council. (Ord. No. 0-2010-119; 11/10/10) (Ord. No. 0-2018-17; 2/14/18)

f. PCD Planned Commercial Development District

The purpose of the PCD district is to provide for the development of planned commercial facilities. The PCD district will be designated where retail and commercial facilities are needed throughout the city. All developments created in a PCD district must be designed and developed as a unit according to an approved site development plan. The district is not intended as a convenience to circumventing regulations set forth in other commercial districts or as a tool for mass variance. (Ord. No. 0-2010-119; 11/10/10)

Sec. 10-26. Allowed Uses

Uses are allowed in commercial and planned districts in accordance with Table 10-49.

Sec. 10-27. Dimensional Standards

All development in commercial and office districts must comply with the standards in Table 10-27.

Table 10-27 Dimensional Standards for Commercial and Industrial Districts

Commercial and Industrial Districts	C-1	C-2	DBAC	PMXD-1	PMXD-2	PCD	M-1	M-2
Minimum lot area (square feet)	7,000	14,000	2,500	5 acres c d	5 acres c d	a	15,000	15,000
Minimum frontage (feet)	70	80	25	a	a	a	80	80
Minimum building sep. (same lot)	15	15	0	a	a	a	15	15
Maximum height (feet)	42	45		55	165	e	45'+ 1'/ addl 1' setback	45'+ 1'/ addl 1' setback
Minimum height or story	1	1	25 ft	25 ft	25 ft	a	na	na
Maximum height (stories)	2.5		20	5	15	a	na	na
Minimum setbacks								
Front yard setback	10	10	0	a	a	a	10	10
Rear yard setback	10 b	10 b	0 b	a b	a b	a b	25 b	25 b
Adjacent to R district (rear)	25 b	25 b	0 b	a b	a b	a b	25 b	25 b
Adjacent to R district (side)	10 b	10 b	b	b	b	b	25 b	25 b
Side yard setback, interior	0 b	0 b	0 b	a b	a b	a b	0 b	0 b
Side yard setback, corner	15	15	0	a	a	a	15	15
Maximum lot coverage (%)	60	60	f	a	a	a	50	60

- a. Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.
- b. See Article VI, Division B for bufferyard requirements which are part of the setback.
- c. Recommended; total development area for a PMXD-1 or PMXD-2 may be fewer than 5 acres subject to approval by the planning and zoning commission and city council as part of the site development plan.
- d. Exceptions to the 5-acre minimum: 1) projects smaller than five acres that are considered to be a phase or extension of an existing mixed use development and 2) single buildings or a building complex in which a mix of two or more land uses is proposed (e.g., condominiums and retail stores). (Ord. No. 0-2009-19; 3/11/09) (Ord. No. 0-2011-45; 6/8/11)
- e. Maximum height is 45 feet plus 1 foot additional for each additional foot beyond a 10 feet setback when abutting a non-residential district and a 25 feet setback when abutting a residential district.
- f. 100% building coverage is allowed, however, all parking lots must reserve 15% of the total parking area for landscaping. See Section 10-295 for landscape area requirements. (Ord. No. 0-2012-38; 4/25/12) (Ord. No. 0-2014-8; 1/22/14) (Ord. No. 0-2014-97; 10/22/14)

Sec. 10-34. Dimensional Standards

All development in overlay and special purpose districts must comply with the dimensional standards for overlay and special purpose districts in this chapter.

Table 10-34 Dimensional Standards for Overlay and Special Purpose Districts

Overlay and Special Districts	AG	AR	RPO	POD	MU-O	INT	OS P	CC-O	HD-0
Minimum lot area (square feet)	1 acre	7,000	7,000	a	0	5 acres (for entire campus)	1 acre	Base zone applies	Base zone applies
Minimum street frontage (feet)	35	35	35	a	0	200		a	
Minimum building sep. (same lot)	0	15	25	a	0	15		a	
Maximum height (feet)	42	42	42	a	N/A		35	a	
Adjacent to Residential Districts			42	42	42	42+1' / addl 1' setback	--	42+1' / addl 1' setback	
Adjacent to All Other Districts			60 + 1' / addl 1' front & rear setback		N/A	120 + 1' / addl 1' front & rear setback	--	120 + 1' / addl 1' front & rear setback	
Maximum height (stories)	2.5	2.5	2.5	a	N/A			a	
Setbacks								a	
Front yard setback	25 res; 100 livestock 50 poultry	25	10	a	0	25	15		
Rear yard setback	25 res; 100 livestock 50 poultry	25	10	a	0	10			
Side yard setback, interior	7.5 res only	6	6; 25 for multi-bldg complex	a	0	5	--		
Side yard setback, corner	12 res only	12	12	a	0	12			
Adjacent to R district (rear)			25 & b	a	10	25		25	
Adjacent to R district (side)			B	a	10	25		25	
Adjacent ROW (side or rear)			B	a	10	25		25	
Maximum lot coverage (%)	35	60	60	a	100	60	25		

(Ord. No. 0-2012-83; 10/10/12) (Ord. No. 0-2014-97; 10/22/14) (Ord. No. 0-2018-17; 2/14/18)

a. Determined by the developer and subject to approval by the planning and zoning commission and city council as part of the site development plan.