

DIVISION 1. - GENERALLY

Sec. 30-26. - Establishment of regulations.

The uses permitted in the several zoning districts established by article I, the off-street parking requirements, and the dimensional requirements of each are set forth herein. The requirements for uses in residential, business, and rural districts are presented on tables.

[Section 30-28](#) (Table I) sets forth use and off-street parking requirements for the five residential districts. [Section 30-29](#) (Table II) establishes use and off-street parking requirements for business and rural districts. [Section 30-30](#) (Table III) sets forth lot area, yard, setback, height, density, floor area, and impervious surface requirements for all districts. Article II, division 2 establishes regulations for the planned development district; article II, division 3 prescribes regulations for development in the flood hazard district, and article II, division 4 establishes regulations for the airport compatibility district.

(Ord. No. 33-2006/07, § 2.1, 6-7-07)

Sec. 30-27. - Application of regulations.

The North American Industry Classification System, 2002, is the basis for determining the use of property permitted by the various zoning districts. Where uncertainty exists relative to a given use not specifically listed by the tables, the NAICS Manual should be consulted. In general, all uses listed by a given NAICS number and category shall be construed as being permitted in the assigned zoning district, unless separately listed.

Uses not listed in the NAICS Manual are identified by the letters "NA" (Not Applicable) in the NAICS Column.

Where the letter "P" is shown, the use to which it refers is permitted as a use by right in the indicated district, provided it complies fully with all applicable development standards of this chapter.

Where the letter "C" is shown, the use to which it refers is conditionally permitted in the indicated district, subject to requirements for uses set out in article III.

Where the letter "N" is shown, the use to which it refers is not permitted in the indicated district.

Where a given use or NAICS reference is not listed by either Table I or II, said use shall not be permitted.

A section number reference following a use category means the use must meet the additional conditions and requirements of the referenced section.

To aid in the use of the tables they are arranged by NAICS Sectors, followed by the uses and codes included in the respective sector:

Sector 11: Agriculture, Forestry, Fishing and Hunting

Sector 21: Mining

Sector 22: Utilities

Sector 23: Construction

Sector 31-33: Manufacturing

Sector 42: Wholesale Trade

Sector 44-45: Retail Trade

Sector 48-49: Transportation and Warehousing

Sector 51: Information

Sector 52: Finance and Insurance

[Sector 53: Real Estate and Rental and Leasing](#)

Single-family detached	81411	P	P	P	P	P	P	P	None
Duplex	81411	N	N	N	N	P	P	P	2.0 spaces per unit
Townhouse (section 3 0-91)	81411	N	N	C	C	C	C	C	2.0 spaces per unit
Patio home (section 3 0-92)	81411	N	N	C	C	C	C	C	2.0 spaces per unit
Triplex	81411	N	N	N	N	N (1)	P	P	2.0 spaces per unit
Quadruplex	81411	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Multi-family	81411	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Rooming & boarding houses	72131	N	N	N	N	N	P	P	1.0 spaces per bedroom
Bed & breakfast inns (section 3 0-93)	721191	N	N	C	C	C	C	C	1.0 spaces per bedroom

Manufactured dwellings (footnote)									
Residential designed (section 30-94)	81411	N	N	C	N	N	C	N	None
Standard designed (section 30-94)	81411	N	N	N	N	N	N	N	None
Mobile home (section 30-94)	81411	N	N	N	N	N	N	N	2.0 spaces per unit
Modular home	81411	P	P	P	P	P	P	P	None
Manufactured home park (section 30-97)	81411	N	N	N	N	N	C	C	2.0 spaces per unit
Accessory uses (section 30-246)									
Bathhouses, cabanas	NA	P	P	P	P	P	P	P	None
Domestic animal shelters	NA	P	P	P	P	P	P	P	None

Child day care services	6244	P	P	P	P	P	P	P	None
Satellite dishes/antennas	NA	P	P	P	P	P	P	P	None
Accessory apartment (section 30-97)	NA	C	C	C	C	C	C	C	None
Coin operated laundries & dry cleaners	81231	N	N	N	N	N	N	N	None
Non-commercial greenhouse	NA	P	P	P	P	P	P	P	None
Private garage & carport	NA	P	P	P	P	P	P	P	None
Storage building	NA	P	P	P	P	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	P	P	P	None

[illegible]

Swimming & tennis clubs	71394	P	P	P	P	P	P	P	1.0 space for each 200 s.f. GFA
Educational									
Elementary schools	6111	P	P	P	P	P	P	P	2.0 spaces per classroom, plus 5.0 admin. spaces
Secondary schools	6111	P	P	P	P	P	P	P	5.0 spaces per classroom, plus 10 admin. spaces
Information									
Libraries	519120	N	N	N	N	P	P	P	1.0 space per 350 s.f. GFA
Social									
Nursing & residential care facilities	623	N	N	N	N	P	P	P	0.4 per bed, plus 1.0 space per 500 s.f. GFA

Day care services	62441	N	N	N	N	P	P	P	1.0 space per 200 s.f. GFA
Religious organizations	81311	P	P	P	P	P	P	P	0.3 spaces per seat, main seating
Utilities									
Communication transmission only, except towers/antennas	5133	P	P	P	P	P	P	P	None
Communication towers & antennas (see 30-101)	51332	C	C	C	C	C	C	C	None
Electric, gas, transmission only	221121	P	P	P	P	P	P	P	None
Sewerage treatment facilities	22132	P	P	P	P	P	P	P	None

[illegible]

Collection	22132	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA
Steam & air conditioning supply	22133	N	N	P	N	P	P	N	N	1.0 per 500 s.f. GFA
Sector 23: Construction										
Building construction - general contract & operative builders	233	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	235	N	N	P	N	N	P	N	N	1.0 per 1,000 s.f. GFA

Sector 31-33: Manufacturing										
Food	311	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Beverage & tobacco	312	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Textile product mills	314	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Plastic & rubber	326	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA

Nonmetallic mineral products	327	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Primary metal industry	331	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Computer & electronic products	334	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Electrical equipment, appliances & components	335	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	P	1.0 per 500 s.f. GFA

Misc. manufact uring indus.	339	N	N	N	N	P	P	N	P	1.0 per 500 s.f. GFA
Sector 42: Wholesale Trade										
Wholesale trade- durable goods	421	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	C	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade- nondurable goods	422	N	N	P	P	P	P	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail Trade										
Motor vehicle & parts	441	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	P	P	N	N	N	N	1.0 per 600 s.f. GFA
Automotive parts	4413	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA

Furniture & home furnishings	442	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & appliances	443	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Building materials, garden supplies	444									
Building materials & supplies	4441	N	N	P	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (section 30-103)	44413	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA

Beer, wine, & liquor stores (section 3 0-103)	4453	N	N	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 3 0-103)	446	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA

General merchandise, except pawn shops & flea markets (section 3 0-103)	452	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (section 3 0-103)	4533	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Flea markets	4533	N	N	P	N	N	N	P	N	1.5 per stall

Retail not elsewher e classified except grave monume nts, fireworks, sexually oriented business es	4539	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufact ured home dealers	45393	N	N	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravesto nes, monume nts	453998	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA
Miscellan eous retail	45399	N	N	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Non- store retailers	454	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	N	1.0 per 500 s.f. GFA

Sector 48-49: Transportation Warehousing

Air transportation	481	N	N	P	N	P	P	N	N	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck transportation	484	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Scenic & sightseeing transportation	487	P	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Support activities for transportation	488	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & messengers	492	P	P	P	P	P	P	N	N	1.0 per 500 s.f. GFA

Warehousing & storage	493	N	N	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information										
Publishing Industries	511	N	P	P	P	P	P	N	P	1.0 per 500 s.f. GFA
Motion pictures & sound industries	512	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	P	P	P	N	N	N	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	5131	N	C	C	C	C	C	C	C	None
Info. services & data processing	514	N	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA

Sector 52: Finance & Insurance										
Banks	521	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Insurance carriers & related activities	524	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Funds, trust, & other financial vehicles	525	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing										
Real estate	531	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA

Mini-warehouses	53113	N	N	P	P	P	P	N	N	1.0 per storage units
Rental & leasing services	532	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 3 0-103)	53223	N	P	P	P	N	N	C	N	1.0 per 350 s.f. GFA
Sector 54: Professional, Scientific, Technical Services										
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V								
Legal services	5411	P	P	P	P	P	N	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA

Tax return prep. service	541213	P	P	P	P	N	N	P	N	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Sector 55: Management of Companies and Enterprises										
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Sector 56: Administrative and Support and Waste Management and Remediation Services										
Administrative & support services	561	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	C	1.0 per 500 s.f. GFA
Sector 61: Educational Services										
Educational Services	611	P	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA

Elementary schools	6111	P	P	P	P	N	N	P	P	2.0 per classroom plus 5 admin. spaces
Secondary schools	6111	P	P	P	P	N	N	P	P	5.0 per classroom plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	6112-3	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114-5	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	5.0 per classroom plus 2 per admin. Office

Education support services	6117	P	P	P	P	P	P	N	N	1.0 per 200 s.f. GFA
Sector 62: Health Care and Social Assistance										
Ambulatory Health Care Services	62	P	P	P	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	P	P	P	P	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	0.4 per bed
Nursing Care facilities	623	N	N	P	N	N	N	P	P	1.0 per 500 s.f. GFA
Community care for elderly	623	P	P	P	P	P	N	P	P	0.4 per bed

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-2	Off-Street Parking Requirements
Social services	624	N	N	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Community, food & housing & emergency & relief services	6242	N	N	P	P	P	N	N	N	
Rehabilitation services	6243	N	N	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation										
Performing arts & spectator sports	711	N	N	P	P	N	N	N	N	1.0 per 300 s.f. GFA

Performing art companies	7111	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	1.2 per 1,000 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation - cont'd										
Amusement, gambling, & recreation	713	N	N	P	N	N	N	N	N	By individual review
Amusement parks & arcades	71311	N	N	P	N	N	N	N	N	By individual review

Coin operated amusement, cash payouts more than 5 machines (section 3 0-107)	7132	N	N	C	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	P	5.0 per hole
Marinas	71392	N	N	N	N	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	N	1.0 per 200 s.f. GFA

All other amusement & recreational industries	71399	N	N	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Sector 72: Accommodation and Food Services										
Accommodations	721									
Hotels & motels	72111	N	N	P	P	P	N	N	N	1.0 per rental unit
Bed and breakfast inns (section 3 0-93	721191	C	N	P	P	P	N	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	N	1.0 per bedroom

Eating places	7221-3	N	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking places (section 3 0-110)	7224	N	N	C	C	N	N	N	N	1.0 per 150 s.f. GFA
Sector 81: Other Services (except Public Administration)										
Auto repair & maintenance (section 3 0-103)	8111	N	N	P	P	N	N	C	N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N	N	None
Other repair (section 3 0-103)	8112-4	N	P	P	P	N	P	C	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N	N	1.0 per 300 s.f. GFA
Personal & laundry services	812									
Personal care services	8121	N	P	P	P	N	N	P	N	2.5 per chair basin

Tattoo facilities (section 3 0-113)	812199	N	N	C	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	1.0 per 500 s.f. GFA
Laundry & dry cleaning services	8123	N	N	P	P	N	P	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	1.0 per 250 s.f. GFA
Pet care	81291	N	N	P	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	None

Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	P	P	N	N	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	P	P	N	P	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Ad. of environ. quality & housing prog.	924-5	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA

Administr ation of economic programs	926	P	P	P	P	P	P	N	N	1.0 per 350 s.f. GFA
Space research & technolo gy	927	N	N	P	P	P	P	N	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	N	
Residential Uses										
Site built dwellings	NA									
Single- family detached	NA	P	P	P	N	N	N	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	2.0 spaces per unit
Multi- family, apts. (section30- 109	NA	N	N	P	C	P	N	N	N	1.5 spaces per unit

Rooming & boarding houses	72131	N	P	P	P	N	N	N	N	1.0 spaces per bedroom
Manufactured dwellings	NA									
Residential designed (section 3 0-94)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit
Standard designed (section 3 0-94)	NA	N	N	N	N	N	N	C	C	2.0 spaces per unit
Mobile homes (section 3 0-95)	NA	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular homes	NA	P	P	P	N	N	N	P	P	2.0 spaces per unit
Accessory Uses to Residential Uses										
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	None

[illegible]

Buildings, structure s	NA	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	N	None
Temporary Uses										
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	None

Notes:

Off street parking is not required in the B-4 district.

(Ord. No. 33-2006/07, § 2.4, 6-7-07; Ord. No. 04-2007/08, § 1, 9-13-07; Ord. No. 09-2008/09, § 1, 11-20-08; Ord. No. 29-2008/09, § 1, 6-4-09; Ord. No. 04-2009/10, § 2, 9-17-09)

Sec. 30-30. - Table III: Zoning setbacks.

R-1	15,000	30,000	100	25	10	50	30	60	38	40	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45	0.3
R-3	6,000	12,000	50	25	5	25	25	50	38	45	0.3
R-3A	6,000	12,000	50	25	5	25	25	50	38	45	0.3
R-4	6,000	12,000	50	25	5	25	20	40	38	45	0.3
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.3
R-5A	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.3
B-1	5,000	5,000	50	35	5	5(f)	20	20(f)	38	70	0.3
B-2	5,000	5,000	50	35	5	5(g)	20	20(g)	38	80	0.5

B-3	5,000	5,000	50	35	5	5(o)(h)	20	20(h)	(e)	90	None
B-4	NA	None	None	None	NA	None	NA	None	(e)	100	None
B-5	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90	None
B-6	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90	None
RU-1	15,000	15,000	100	35	10	10	30	30	38	40	0.25
RU-2	87,120	43,560	200	35	15	50	30	60	38	20	0.15
District	Minimum Lot Area (a)		Lot Width (ft)	Front Yard Setback (b)	Side Yard Setback	Rear Yard Setback		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)		Max. Floor Area Ratio: Non-Res. Uses (d)
	Residenti al	Non- Residenti al			Res	Non Res	Res	Non Res			

Notes to Table III

a - Lot area is expressed in square feet.

b - Measurement from front property line.

c - Measurement from average elevation of finished grade of the front of the structure.

d - Total floor measured as a percent of total lot area.

e - There is no maximum: provided side and rear setbacks shall increase by one foot for each two feet in height over 35 feet for buildings outside of the B-4 district; further provided that approval of buildings over 35 feet shall be based on fire ladder capabilities as determined by the fire department with jurisdiction.

The following side and rear yard setbacks shall be observed in the commercial zoning districts when nonresidential development is proposed adjacent to a residential zoning district.

f - 20 feet.

g - 20 feet.

h - 30 feet.

i - 100 feet.

j - The minimum front yard setback shall be 20 feet if parking is established either in the side or rear of the property.

N/A = Not applicable

(Ord. No. 33-2006/07, § 2.5, 6-7-07; Ord. No. 26-2008/09, § 1, 6-4-09; Ord. No. 27-2008/09, § 1, 6-4-09; Ord. No. 10-2009/10, § 3, 11-19-09)