

ARTICLE 5. – MEASUREMENTS AND DIMENSIONAL STANDARDS

Contents

Sec. 5-1. Minimum lot area and lot width, minimum house size, maximum density, and maximum lot coverage.....	101
5-1.1. Residential Districts.....	101
5-1.2 Multifamily in non-residential districts.....	102
Sec. 5-2. Building Setbacks.....	103
5-2.1. Minimum building setbacks.....	103
5-2.1. Exceptions.....	103
Sec. 5-3. Lots.....	104
5-3.1. Lots.....	104
5-3.2. Lots of record.....	104
5-3.3. Flag Lots.....	104
5-3.4. Access to public streets.....	104
5-3.5. Additional dwellings on a single lot.....	104
Sec. 5-4. Reserved.....	104
Sec. 5-5. Building height.....	104
(A) General.....	104
(B) Maximum building height.....	104
(C) Exceptions.....	105

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- 1-18-2022, Ordinance No. 2022-04 (Sec. 5-1.2)
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ARTICLE 5. – MEASUREMENTS AND DIMENSIONAL STANDARDS

Sec. 5-1. Minimum lot area and lot width, minimum house size, maximum density, and maximum lot coverage.

5-1.1. Residential Districts. The minimum lot areas, minimum lot widths, minimum house size and maximum lot coverage in Table 5-1-1 shall apply.

Table 5-1-1: Minimum lot area, lot width, and maximum lot coverage for residential development				
See Appendix A for requirements in Form Based Code districts.				
Zoning District	Minimum Lot Area (Square Feet)	Minimum Lot Width (Measured at Front Setback Line)	Minimum House Size (Heated Square Feet) ⁴	Maximum Lot Coverage of Buildings (Percent)
R-Ag Residential-Agricultural	5 acres	300'	1,500	25
R-1 Single-Family Residential	15,000 ^{1, 2}	90'	1,500	25
R-2 Single-Family Residential ⁵	12,000 ^{1, 2}	80'	1,500	25
R-3 Single-Family Residential (and single-family residential in non-residential districts)	9,000 ^{1, 2}	70'	1,500	35
R-TH Residential Town House Development (See Section 4-3.1(A) for individual lot standards)	6 units per acre	110'	1,200	40
RM-1 Multi-Family Residential				
Detached Single-family	9,000 ^{1, 2}	75'	n/a	35
Two-Family Dwelling (Duplex)	10,000 ^{1, 2}	75'	n/a	35
Multi-Family Dwellings (3-6 units per parcel)	10 units per acre	75'	n/a	40
RM-2 Multi-Family Residential	20 units per acre	100'	n/a	40
R-MH Residential Manufactured Home				
Single-family detached	9,000 ²	70'	n/a	35
Manufactured home subdivision ³	9,000 ²	70'	n/a	35
Manufactured home park ³	See Section 4-3.1(B)			
Multi-Family Residential in Non-residential Districts	See Table 5-1-2 for allowable densities			
<p>1 New lots abutting platted residential lots must meet the requirements of Section 5-1(A)(1) below.</p> <p>2 Lots served by private septic tank and/or a private well shall be the minimum size required by the county health department.</p> <p>3 The minimum area for a manufactured home subdivision or park is five (5) acres.</p> <p>4 House size less than the minimum may be allowed by special exception.</p> <p>5 The R-2A zoning district is a residual zoning district that shall only apply to properties that are zoned R-2A as of July 1, 2022. No parcels may be rezoned to the R-2A zoning classification after July 1, 2022. The regulations for development in the R-2A zoning district shall be those regulations set forth in this ordinance for the R-2 zoning district.</p>				

(A) Minimum lot size adjustment. To provide a transition from existing subdivided lots to lots in proposed single-family and two-family subdivisions, the lots abutting platted residentially zoned (R-1, R-2, and R-3) lots shall be adjusted using the following requirements in addition to the requirements in Table 5-1-1. However, the minimum lot size shall not be more than two (2) times the minimum size required in Table 5-1-1. These regulations shall not apply to existing or proposed multifamily dwellings or to existing or proposed developments in the R-MH or R-Ag districts.

(1) The required minimum size of the proposed lots shall be established by determining the average size of the smallest two-thirds (2/3) of the existing lots abutting the new subdivision. The proposed lots abutting the existing lots shall be eighty-five (85) percent of the average size but not more than two

times the minimum lot size required in Table 5-1-1 for the zoning classification in which the development is located.

- (b) If the adjusted minimum lot size is within ten (10) percent of the minimum lot size requirements in Table 5-1-1, these regulations shall not apply.

5-1.2 Multifamily in non-residential districts. Multi-family and townhouse residential developments shall meet the requirements in Table 5-1-2.

Table 5-1-2: Multi-Family Residential maximum density, lot width, and maximum lot coverage (All multi-family residential developments exceeding 6 units per lot requires a special exception)			
Zoning District	Maximum Dwelling Units per Acre*	Minimum Lot Width (measured at building line)	Maximum Lot Coverage of Buildings (Percent)
LC	6	75	40
OI	10	100	40
RTH	6	110	40
C-1, C-2	20	100	40
C-3	No maximum	0	100
IMU, MUC, NMU, FRB	See Appendix A for requirements in Form Based Code districts.		
*City Council may grant a special exception to allow a higher maximum density for existing buildings adaptively reused for residential or a mix of commercial and residential uses.			

Sec. 5-2. Building Setbacks.

5-2.1. *Minimum building setbacks.* Minimum building setbacks are established in Table 5-1-3.

Table 5-2-1: Minimum building setbacks ¹				
See Appendix A for requirements in Form Based Code districts.				
Zoning District	Front Setback and Corner Lot Side Setback		Interior Lot Side Setback	Rear Setback
	Arterial/ Collector Street	Minor Street		
Residential Districts				
R-Ag Residential-Agricultural	50'	50'	15'	35'
R-1 Single-Family Residential	40'	30'	10'	35'
R-2 Single-Family Residential	40'	25'	8'	35' ⁴
R-3 Single-Family Residential	40'	25'	8'	35' ⁴
R-TH Residential Town House Development (See Section 4-3.1(A) for individual lot standards)	40'	25' ²	25'	25'
RM-1 Multi-Family Residential	40'	25'	C	35'
Nonresidential uses in RM-1	40'	25'	25'	35'
RM-2 Multi-Family Residential	40'	25'	25'	35'
R-MH Residential Manufactured Home Development (See Section 4-3.1(B) for individual lot standards)	40'	25'	25'	25'
Commercial Districts				
OI Office Institutional District ³	40'	25'	A	A
C-1 Highway Commercial District				
Multifamily < 7 units	40'	25'	C	25'
Multifamily > 6 units	40'	25'	25'	25'
Commercial or mixed-use	40'	25'	A	A
C-2 General Commercial District ³				
Multifamily < 7 units	40'	25'	C	25'
Multifamily > 6 units	40'	25'	25'	25'
Commercial or mixed-use	40'	25'	A	A
C-3 Central Business District (CBD)				
Multifamily	10'	10'	A	A
Commercial or mixed-use	none	none	A	A
LC Local Commercial District ³	40'	25'	A	25'
Industrial Districts				
M-1 Wholesale & Light Industrial	50'	50'	B	B
M-2 Industrial	50'	50'	B	B
<p>A. None, except 25 feet when abutting a residential district.</p> <p>B. None, except 50 feet when abutting a residential district.</p> <p>C. 8' plus 2 additional feet for each story above 2 stories.</p> <p>1. Setbacks for accessory structure are 5 feet from rear and interior side property lines, unless the otherwise required setback listed above is less. (Also see Sec. 4-4.2(E))</p> <p>2. The minimum front setback for townhouses abutting a pocket greenspace is 10'.</p> <p>3. Single-family dwellings in non-residential districts shall comply with the setbacks established in the R-3 zoning district.</p> <p>4. 25' for properties created by a preliminary plat approved prior to October 18, 2022.</p>				

5-2.1. *Exceptions.*

(A) Windowsills, cornices, buttresses, ornamental features, chimneys, flues, and eaves may encroach up to two (2) feet into any required building setback, subject to compliance with applicable building codes.

(B) Driveways, walkways, on-grade patios, uncovered steps, in-ground pools, retaining walls, fences and walls complying with the provisions of Sec. 4-4.3(H) and as may be required by Sec. 6-3.7, pergolas, arbors,

and other landscape features, and mechanical equipment are allowed in any required building setback, Gazebos and other structures with a solid roof are considered accessory structures, subject to the provisions of Sec. 4-4.

Sec. 5-3. Lots.

5-3.1. *Lots.* A lot shall not be modified in a manner which violates any provision of this ordinance. This provision shall not apply when a portion of a lot is acquired for public use.

5-3.2. *Lots of record.*

- (A) *Land use.* A lot that does not conform to the minimum area or width requirements of the zoning district in which it is located may be used for a single-family residence which otherwise complies with all applicable provisions of this ordinance.
- (B) *Re-platting.* Two or more adjoining and vacant lots with continuous frontage are in the same ownership at the time of application which have a width or area less than is required by the zoning district in which they are located, shall be re-platted to create one or more lots which conform to the minimum width and area requirements of the zoning district.
- (C) *Expansion and improvement of existing dwelling on sub-standard lots of record.* An existing dwelling located on a substandard lot of record may be improved or expanded in compliance with all other applicable provisions of this ordinance.

5-3.3. *Flag Lots.*

- (A) A flag lot shall not be created in any residential zoning district without approval of the planning commission. The commission in approving any flag lot in a residential zoning district shall determine the proposed flag lot(s) will not negatively impact the use and privacy of adjacent residential properties.
- (B) A flag lot shall not be created in any zoning district to circumvent any procedure or standard which would otherwise be required by this ordinance.

5-3.4. *Access to public streets.* All lots shall have a minimum of 20 feet of frontage on a public street right-of-way.

5-3.5. *Additional dwellings on a single lot.* One additional single-family dwelling, or manufactured home if allowed in the zoning district in which the lot is located, may be permitted on the same lot as that of the main dwelling if the lot can be subdivided into two lots which comply with all applicable provisions of this ordinance.

Sec. 5-4. Reserved.

Sec. 5-5. Building height.

(A) *General.* Building height is the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the coping of the parapet wall of a flat roof, to the deck line of a mansard roof, or to the average height level between the eaves and ridge of a shed, gable, hip, or gambrel roof.

(B) *Maximum building height.* Maximum building heights are established in Table 5-5-1.

Table 5-5-1: Maximum building height Maximum building height for accessory structures is provided in Section 4-4.2(E).	
Zoning District and Use	Maximum Building Height (in feet)
Single-family detached and two-family residential in any district	35
Non-residential uses in R-Ag, R-1, R-2, R-3 and RMH	40
R-TH, RM-1	40
RM-2	45
C-1, C-2	50
LC, OI	40

C-3	56/ maximum of 4 stories
M-1, M-2	60
IMU, MUC, NMU, FBR	See Appendix A for requirements in Form Based Code districts.

(C) *Exceptions.* Spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housings, mechanical equipment or other such structures placed above the roof level and not intended for human occupancy shall not be subject to height limitations. Silos, granaries, and other similar agricultural structures are not subject to height limitations.