

Section 17.6.23 Tabulation of Dimensional and Special Requirements for Zoning Districts

Requirement	FR	SR	R-1	R-2	R-3	MHC	MRC	NC	RC	HC	CC	LI	HI	IP	PI	PP	AIR
Building Height																	
Maximum Height (feet) – Principal Structure	30 ft	35 ft	35 ft	45 ft	60 ft	25 ft	See Section 17.6.09 for Regulations	35 ft	60 ft	40 ft	45 ft	40 ft	75ft	4 stories with max height 60 ft	35 ft	2 stories / 35 ft	2 stories / 35 ft
Maximum Height (feet) – Accessory Structure	50 ft	15 ft	15 ft	15 ft	15 ft	1 story / 25 ft	See Section 17.6.10 for Regulations	15 ft	15 ft	15 ft	Not taller than Principal Building	25 ft	25 ft	25 ft	15 ft	15 ft	15 ft
Lot Area Requirements:																	
Minimum Lot Area	5 acres	1 acre	See Section 17.6.05 for Regulations	8,700 sq. ft.	6,000 sq. ft.	10 acres	See Section 17.6.09 for Regulations	14,000 sq ft	20,000 sq ft	3,000 sq ft	3,500 sq ft	20,000 sq ft	Minimum area to meet setback, parking / loading, screening, etc. requirements	20,000 sq ft	21,780 sf	N/A	N/A
Minimum Lot Width	200 ft	150 ft	See Section 17.6.05 for Regulations	60 ft	60 ft	50 ft	See Section 17.6.09 for Regulations	100 ft	120 ft	25 ft	25 ft	100 ft	Minimum width to meet all setback, parking / loading, screening, etc. requirements	120 ft	100 ft	N/A	N/A
Minimum Lot Depth	250 ft	200 ft	See Section 17.6.05 for Regulations	100 ft	100 ft	100 ft	See Section 17.6.09 for Regulations	100 ft	120 ft	75 ft	N/A	N/A	N/A	120 ft	N/A	N/A	N/A
Allowable Percentage of Lot coverage (all structures)	N/A	40%	35%	30%	Building height 40 ft. or less – 30%; building height over 40 ft. – 25%	35% - home 50 % home and accessory buildings combined	See Section 17.6.09 for Regulations	50%	60%	100%	100%	40%	60%	40%	50%	No Max	No Max
Yard Setbacks: Minimum Requirements																	
Front: bldg. line to Street ROW line	65 ft	30 ft	25 ft	25 ft	25 ft plus 1 ft additional for each 2 feet of building height over 40 ft	See Section 17.6.08 for Setback Regulations	See Section 17.6.09 for Regulations	25 ft	Primary arterials – 100 ft; other streets – 35 ft	See Section 17.6.12 for Setback Regulations	None	25 ft	25 ft	Primary arterials – 100 ft; other streets 35 ft	25 ft	30 ft	30 ft
Side: bldg. line to lot line	10 ft	15 ft	10% of lot frontage up to maximum of 10 ft	Total 20% of lot frontage up to maximum of 20 feet. The minimum setback allowed is 5 ft.	Each side: 12% of lot frontage plus 1 ft additional for each 2 ft of building height over 40 ft up to max of 30 ft	See Section 17.6.08 for Setback Regulations	See Section 17.6.09 for Regulations	10 ft	20 ft	See Section 17.6.12 for Setback Regulations	None	15 ft	15 ft	20 ft	15 ft	8 ft	8 ft

Zoning

Requirement	FR	SR	R-1	R-2	R-3	MHC	MRC	NC	RC	HC	CC	LI	HI	IP	PI	PP	AIR
Detached accessory	10 ft	10 ft	5 ft	3 ft	5 ft	See Section 17.6.08 for Setback Regulations	See Section 17.6.09 for Regulations	5 ft	20 ft	See Section 17.6.12 for Setback Regulations	2.5 ft	5 ft	5 ft	10 ft	5 ft	3 ft	3 ft
Rear: bldg line to lot line or alley ROW line	40 ft	40 ft	30 ft	20 ft	20 ft	See Section 17.6.08 for Setback Regulations	See Section 17.6.09 for Regulations	15 ft	30 ft	See Section 17.6.12 for Setback Regulations	None	50 ft	50 ft	30 ft	25 ft	35 ft	35 ft
Detached accessory structure	15 ft	10 ft	5 ft	3 ft	5 ft	See Section 17.6.08 for Setback Regulations	See Section 17.6.09 for Regulations	5 ft	15 ft	See Section 17.6.12 for Setback Regulations	2.5 ft	5 ft	12 ft	15 ft	5 ft	3 ft	3 ft
Corner – bldg. line to street ROW line – all structures (principal & accessory)*	65 ft	30 ft	25 ft	25 ft	25 ft plus 1 ft additional for each 2 ft of building height over 40 ft	See Section 17.6.08 for Setback Regulations	See Section 17.6.09 for Regulations	25 ft	Primary arterials – 100 ft; other streets – 35 ft	See Section 17.6.12 for Setback Regulations	None	25 ft	25 ft	Primary arterials 100 ft; other streets 35 ft	25 ft	30 ft	30 ft
Setback from "R" district boundary	N/A	N/A	N/A	N/A	N/A	N/A	See Section 17.6.09 for Regulations	15 ft	N/A	See Section 17.6.12 for Setback Regulations	10 ft	75 ft	75 ft	50 ft or 30 ft plus screening (See section 17.6.17, Subd. 6, A)	10 ft	N/A	15 ft
Performance Standards	N/A	N/A	N/A	N/A	N/A	N/A	See Section 17.6.09 for Regulations	See Section 17.4.02	See Section 17.4.02	See Section 17.6.12 for Setback Regulations	See Section 17.4.02	See Section 17.4.02	See Section 17.4.02	See Section 17.4.02	N/A	N/A	See Section 17.4.02
Maximum Impervious Surface Coverage	50 %	50 %	50 %	50%	70%	70%	See Section 17.6.09 for Regulations	70%	70%	100%	100%	70%	80%	70%	70%	No Max	No Max

* Corner Yard Setbacks: Minimum Requirements – front yard setback is required for both yards abutting streets (corner lots).