

ARTICLE 3 DIMENSIONAL STANDARDS

Section 3.101 Table of Dimensional Standards by District.

Dimensional Standards		Districts																		Additional Standards	
		Rural			Rural Residential		Urban Residential			Business			Other	Special							
		R-C	A-1	A-2	R-1	R-2	R-3	R-4	R-6	R-7	C-1	C-2	O-1	PSP	PC	NSC	VC	MS	PM		OSP
Maximum Building Height	Feet	35	40	40	35	35	35	35	see Section 5.205 (Manufactured Housing Park Standards)	35	35	35	35	35	see Article 7.0 (Special District Regulations)	30	35	see Article 7.0 (Special District Regulations)	35	see Article 7.0 (Special District Regulations)	Section 3.201
	Stories	2.5	3.0	3.0	2.5	2.5	2.5	2.5		2.5	2.5	2.5	2.5	2.5		2.0	2.5		3.0		
Lot Standards	Minimum Width (feet)	225	225	225	200	150	100	60	125	150	150	100	150	see Article 7.0 (Special District Regulations)	250	100	see Article 7.0 (Special District Regulations)	150	see Article 7.0 (Special District Regulations)	Section 3.202	
	Minimum Depth (feet)						150	120													
Yard/Setback Standards (feet)	Minimum Area (acres or square-feet)	5.0 acres	5.0 acres	2.0 acres	2.0 acres	1.0 acre	21,780	7,200	21,780	10,500	20,000	20,000	20,000	see Article 7.0 (Special District Regulations)	3.0 acres	20,000	see Article 7.0 (Special District Regulations)	2.0 acres	see Article 7.0 (Special District Regulations)	Section 3.203	
	Front Yard	Minimum	60	75	75	60	50	35	25	35	20	35	20		20	50		20			50
Yard/Setback Standards (feet)	Maximum														35						
	Minimum Side Yard	One Side Yard	30	30	30	20	15	10	6	15	15	20	10	20	25	10	10				
Yard/Setback Standards (feet)	Total of Two	60	60	60	60	50	25	16	35	30	40	20	40	50	20	20					
	Minimum Rear Yard	50	50	50	50	50	50	35	35	35	35	35	35	25	35	35					
Maximum Ground Floor Coverage (GFC)		5%	5%	5%	10%	15%	20%	25%	20%	20%	25%	25%	25%	see Article 7.0 (Special District Regulations)	20%	25%	see Article 7.0 (Special District Regulations)	20%	see Article 7.0 (Special District Regulations)	Section 3.203E	
Maximum Floor Area Ratio (FAR)		0.05	0.05	0.05	0.10	0.15	0.25	0.40	0.30	0.30	0.50	0.50	0.50		0.20	0.50		0.40			
Maximum Net Dwelling Unit Density (units per acre)		0.2	0.2	0.5	0.5	1.0	2.0	4.0	8.0										Section 3.204		

Type of District	Zoning District Name	Symbol
Rural	Recreation-Conservation District	R-C
	Agricultural District	A-1
	Agricultural District	A-2
Rural Residential	Single-Family Residential District	R-1
	Single-Family Residential District	R-2
Urban Residential	Single-Family Residential District	R-3
	Single-Family Residential District	R-4
	Manufactured Housing Park District	R-6
	Multiple-Family Residential District	R-7
Business	Neighborhood Commercial District	C-1
	General Commercial District	C-2
	Office District	O-1
Other	Public/Semi-Public Services District	PSP
Special	Planned Community District	PC
	Neighborhood Shopping Center District	NSC
	Village Center District	VC
	Medical Services District	MS
	Planned Manufacturing District	PM
	Open Space Preservation Overlay District	OSP