

Section 9. Schedule of Zone Regulations

Districts	Minimum Lot Criteria					Minimum Yard Requirements (feet)			Max. Height	Lot Coverage	Density/Intensity	Min. Open Space	Min. Tract Size
	Area (sq.ft.)	Per Du. (sq.ft.)	Width (feet)	Depth (feet)	Road Frontage (feet)	Front	Side	Rear	(feet)	Max % [1]	Max FAR or dus/ac	OSR	(acres)
RP*													
resource protection [2]	21,000	21,000	100	150	60	50	25	50	25		2		
R-1													
single-family detached	10,000	10,000	80	120	40	30	10	50	35	50%	3	10%	
R-2													
single-family detached	8,000	8,000	60	100	40	25	10	40	35	60%	5	10%	
duplex	16,000	8,000	120	100	40	25	10	40	35	60%	5	10%	
R-3													
single-family detached	6,000	6,000	50	90	40	20	5	40	35	60%	5	10%	
duplex	12,000	6,000	100	100	40	20	5	40	35	60%	5	10%	
townhouse	2,200	2,200	20	110	20	15	0[3][4]	30	40	65%	10	20%	2 ac.
apartments/condos	87,120	1,700			200	50	50[5]	50[5]	40	65%	14	30%	2 ac.
MH Manufactured Home (See Article XII, Section 30)													
Double-wide	4,500	4,500	40	80	200	20	5	20	35	65%	6	25%	5 ac.
Single-wide	4,500	4,500	40	80	200	20	5	20	35	65%	6	25%	5 ac.

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R-0													
single-family detached	6,000	6,000	50	90	30	15	8	25	35	65%	5	10%	
duplex	12,000	6,000	100	100	30	15	8	25	35	65%	5	10%	
townhouse	2,200	2,200	20	110	30	15	0[3][4]	25	40	65%	10	20%	2 ac.
apartments	2 acs.	1,700			200	50	50[5]	50[5]	40	65%	14	30%	2 ac.
office	6,000		50	90	30	15	8	25	35	65%	0.55		
C-1													
commercial	[6]	[6]	20	90	20	5	0	30	40	85%	0.55		
commercial apartments	[6]	[6]											
C-2													
commercial	21,000		100	100	50	30	0[7]	20[8]	40	85%	0.35		
office	21,000		100	100	50	30	0[7]	20[8]	40	80%	0.40		
commercial apartments	[6]								40				
C-3													
commercial	1 ac.		125	250	60	45	20	40	40	90%	0.30		
office	1 ac.		125	250	60	45	20	40	40	90%	0.40		
industrial	1 ac.		125	250	60	45	20	40	40	90%	0.30		

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BI													
office	21,000		100	100	50	30	20[9]	40	60	85%	0.30		
industrial	21,000		100	100	50	30	20[9]	40	60	85%	0.40		
BP													
business park (See Article XI, Section 2)	43,560		100	200	50	40	20[9]	40	40	65%	0.45	30%	10 ac.
PUD													
PUD (See Article XI, Section 1)	[10]		[10]		[10]		[10]		40	45%	0.35	25%	5 ac.

Notes:

- [1] Includes both principal and accessory building.
- [2] Development in RP District is likely to be subject to Critical Area and/or Floodplain District requirements.
- [3] Shall be 10 feet for each end unit.
- [4] See Article XII, Section 36 for minimum distance between buildings on the same lot.
- [5] Setbacks required from adjoining properties.
- [6] None except where single-family detached dwellings are provided, then lots shall conform to the requirements of the R-O District. Dwellings permitted as a structural part of a permitted use shall conform to the requirements of the R-O District and shall not have an area less than the minimum lot area required in the R-O District. No such dwelling shall be situated below the second floor above ground level of the structure.
- [7] The minimum side yard setback shall be 20 feet where a C-2 property abuts any residentially zoned property. The minimum side yard setback shall be equal to the minimum required bufferyard (See Article XVIII) where a C-2 property abuts a property of a different commercial zone classification or a property of an industrial zone classification.

Notes (continued):

[8] The minimum rear yard setback shall be 40 feet where a C-2 property abuts any residentially zoned property.

[9] Side and rear yards shall be increased by at least one foot for each additional foot of building above 35 feet.

[10] Determined by Planning Commission based on the design of the development.

Definitions:

Open Space Ratio (OS) - The proportion of a site consisting of open space calculated using the gross site area.

Landscape Ratio (LSR) - The ratio derived by dividing the area of landscaped surface by the gross site area.

Floor Area Ratio (FAR) - An intensity measured as a ratio derived by dividing the total floor area of a building by the gross site area.

DU- Dwelling Unit

Section 235. Reserved