

**Table 7.1A: Minimum District Development Standards**

ZONE	DISTRICT	ADDIT. REQMT. GO TO SECTION	MINIMUM SITE AREA	MINIMUM LOT AREA	MAX DENSITY DU/AC	MIN LOT WIDTH <sup>1</sup>	MAX LOT COVE-RAGE	REQ OPEN SPACE	MINIMUM SETBACKS EXISTING STREETS					MINIMUM SETBACKS FRONT YARD LOCAL STREET/EASEMENT	MINIMUM SETBACKS	
									Two (2) Lane Collector	Four (4) Lane Collector	Two (2) Lane Arterial	Four (4) Lane Arterial	Four (4) Lane Interstate		SIDE	REAR
									65'	50'	75'	50'	50'			
AG	General Agriculture		-	2 acres	0.5	150'	20%	-						50'	40'	40'
R-80	Estate Residential		-	80,000 sq ft	0.5445	120'	25%	-						35'	25'	30'
R-60	Single-Family Residential		-	60,000 sq ft	0.726	110'	27%	-						35'	20'	30'
R-40	Single-Family Residential		-	40,000 sq ft	1.089	100'	30%	-						35'	15'	30'
R-30	Single-Family Residential		-	30,000 sq ft	1.452	100'	30%	-						35'	15'	30'
R-20	Single-Family Residential		-	20,000 sq ft	2.178	90'	30%	-						30'	10'	30'
R-15	Single-Family Residential	7.4-1	-	15,000 sq ft	2.904	80'	35%	-						25'	10'	30'
RD-3	Single-Family Residential	7.4-1.1	-	7,500 sq ft	3	60'	50%	30%						20'	5'	10'
RZL	Zero-Lot-Line	7.4-2	5 acres	3,800 sq ft	6	36'	50%	10%						20'	10'	25'
RA	Single-Family Attached	7.4-3														
	Duplex w/sewer		2 acres	16,000 sq ft	5	100'	35%	-						35'	15'	30'
	Triplex		2 acres	22,000 sq ft	6	100'	40%	-						35'	15'	30'
	Quadruplex		2 acres	24,000 sq ft	8	100'	40%	-						35'	15'	30'
RTH	Townhouse	7.4-4	3 acres	5,000 sq ft	8	40'	60%	10%						20'	15'	30'
RM-10	Multi-Family	7.4-5	2 acres	2 acres	10	100'	35%	-						20'	10'	25'
RM-16	Multi-Family	7.4-5	2 acres	2 acres	16	100'	35%	-						20'	10'	25'
OI	Office Institutional	7.4-6	0.5 acres	-	-	100'	-	-						50'	10'	15'
CP	Corporate Park	7.4-7	0.5 acres	-	-	100'	-	-						50'	10'	15'
NC	Neighborhood Commercial	7.4-8	0.5 acres	-	-	100'	-	-						50'	15'	15'
GC	General Commercial	7.4-9	0.5 acres	-	-	100'	-	-						50'	10'	15'
LI	Light Industrial	7.4-10	1 acre	-	-	100'	-	-						50'	25'	25'
HI	Heavy Industrial	7.4-11	1 acre	-	-	150'	-	-						50'	25'	25'

43,560 sq ft = 1 acre

<sup>1</sup>Measured at building setback.

Note: See Article 8 - Traditional Neighborhood Development for TND development requirements. (Ord. 2007-Z-002, 08-07-07; Ord. 2023-O-015, 11-21-2023)