**Sec. 35-310.01. - Generally.**

(a)

No building permit shall be issued unless the proposed development conforms to the design regulations prescribed within the applicable zoning district. Rules for interpreting the design regulations are included in the lot layout, height, and density/intensity standards (article V, division 4 of this chapter (sections 35-515 to 35-517)).

(b)

The design regulations for each district are included in Table 310-1 below. The design standards are illustrated graphically for each zoning district in a subsection entitled "Summary of Lot and Building Specifications" in each section 35-310.01 to 35-310.14, below. To the extent that there is any inconsistency between the provisions of Table 310-1 and the illustrations in the summaries of lot and building specifications, below, the provisions of Table 310-1 shall govern. Specific rules of interpretation and exceptions to the zoning district design regulations are as set forth in the lot layout, height, and density/intensity standards (article V, division 4 of this chapter).

**Table 310-1**
**Lot and Building Dimensions Table**

| (A) | (B) | (C) | (D) | (E) | (F) | G) | (H) | (I) | (J) | (K) | (L) | (M) | (N) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | LOT DIMENSIONS | | | | | | BUILDING ON LOT | | | | BUILDING | | |
| Zoning District | Lot Size (min) | Lot Size (max) | Density (max) (units/acre) | Street Frontage (min) | Width (min) | Width (max) | Front Setback (min) * * * * | Front Setback (max) | Side Setback (min) | Rear Setback (min) | Height (max) (feet/#of stories) [11] | Size - Individual Building Size (max) | Size - Aggregate Building Size (max) |
| RP | 10 acres | | 0.1 | — | — | — | 15 | — | 5 | — | 35/2-½ | — | — |
| RE | 43,560 | | 1 | 100 | 120 | — | 15 | — | 5 | 30 | 35/2-½ | — | — |
| R-20 | 20,000 | | 2 | 65 | 90 | — | 10 | — | 5 | 30 | 35/2-½ | — | — |
| R-6 [1] | 6,000 | | 7 | 30 | 50 | 150 | 10 | — | 5 | 20 | 35/2-½ | — | — |
| R-5 [1] | 5,000 | | 9 | 30 | 45 | 150 | 10 | — | 5 | 20 | 35/2-½ | — | — |
| R-4 [1] | 4,000 | | 11 | 20 | 35 | 150 | 10 | — | 5 | 20 | 35/2-½ | — | — |
| R-3 [1] | 3,000 7 | | — | 15 | 20 | — | 10 | 35 | 5 | 10 | 35/3 | 70% of lot area | — |
| R-2 [1] | 2,000 | 2.999 | — | 15 | 20 | — | 10 | — | 5 | 5 | 35/3 | 50% of lot area | — |
| R-1 [1] | 1,250 | 1.999 | — | 15 | 20 | — | 10 | — | 5 | 5 | 35/3 | 45% of lot | — |

| | | | | | | | | | | | | area | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RM-6 [1], [13] | 6,000 | | 7 | 15 | 15 | 150 | 10 | — | 5 | 20 | 35/3 | — | — |
| RM-5 [1], [13] | 5,000 | | 9 | 15 | 15 | 100 | 10 | — | 5 | 10 | 35/3 | — | — |
| RM-4 [1], [13] | 4,000 | | 11 | 15 | 15 | 80 | 10 | — | 5 | 10 | 35/3 | — | — |
| MF-18 [1], [4], [13] | — | | 18 | 50 | 50 | — | — | 20 [3], [4], [6] | 5 | 10 | 35 | — | — |
| "MF-25" [1], [4], [8], [13] | — | | 25 | 50 | 50 | — | — | 20 [3], [4], [6] | 5 | 10 | 35 | — | — |
| "MF-33" [1], [4], [8], [13] | — | | 33 | 50 | 50 | — | — [12] | 20 [3], [4], [6] | 5 | 10 | 45 | — | — |
| "MF-40" [1], [4], [8] | — | | 40 | 50 | 50 | — | — | 20 [3], [4], [6] | 5 | 10 | 60 | — | — |
| "MF-50" [1], [4], [8] | — | | 50 | 50 | 50 | — | — | 20 [3], [4], [6] | 5 | 10 | — | — | — |
| "MF-65" [1], [4] | — | | 65 | 50 | 50 | — | — | 20 [3], [4], [6] | 5 | 10 | — | — | — |
| O-1 [10] | — | | — | 50 | 50 | — | — | 35 | 20 [2] | 30 [2] | 25 | 10,000 | 90,000 |
| O-1.5 | — | | — | 50 | 50 | — | — | 35 | 20 [2] | 30 [2] | 60 | — | — |
| O-2 | — | | — | 50 | — | — | 25 | 80 | 20 [2] | 30 [2] | — | — | — |
| NC 10 | — | | — | 20 | — | — | — | 15 | 10 [2] | 30 [2] | 25 | 3,000 | 5,000 |
| C-1 10 | — | | — | 50 | 50 | — | — | 20 | 10 | 30 | 25 | 5,000 | 15,000 |
| C-2 | — | | — | 20 | — | — | — | — | 10 [2] | 30 [2] | 25 | — | — |
| C-2P 10 | | | — | 20 | — | — | — | 35 | 10 [2] | 30 [2] | 25 | — | — |
| C-3 | — | | — | 20 | — | — | — | — | 30 [2] | 30 [2] | 35 | — | — |
| D 9 | — | | — | — | — | — | — | | — | — | — | — | — |
| L | | | | 80 | — | — | 25 | — | 30 [2] | 30 [2] | 35 | — | — |
| I-1 | — | | — | 80 | 80 | — | 30 | — | 30 [2] | 30 [2] | 60 | — | — |
| I-2 | — | | — | 100 | 100 | — | 30 | — | 50 [2] | 50 [2] | 60 | — | — |
| UD-Single-family | — | 10,000 | — | 15 | 15 | 150 | 10 | 20 | 0 | 10 | 35/2-½ | | |
| UD-Multi-family-15 | — | — | 15 | 50 | 50 | — | 10 | 20 | 5 | 10 | 35 | | 15 units |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| UD-Multi-family-33 | | | 33 | 50 | 50 | | 10 | 20 | 5 | 10 | | | 150 units |
| UD Major Node | | | | 20 | | | 0 | 35 | 10 [2] | 30 [2] | 35 | | |
| UD Minor Node | | | | 20 | | | 0 | 35 | 10 [2] | 30 [2] | 25 | 6,000 | |
| RD-Single-family | 43,560 | | 1 | 100 | 120 | | 15 | | 5 | 30 | 35/2-½ | | |
| RD Major Node | | | | 20 | | | 0 | 35 | 10 [2] | 30 [2] | 25 | | |
| RD Minor Node | | | | 20 | | | 0 | 35 | 10 [2] | 30 [2] | 25 | 6,000 | |
| FR-Single-family | 25 acres* | | 0.04 | | | | 15 | | 5 | | 35/2-½ | | 35/2-½ |
| FR-Ag Commercial | 25 acres* | | | | | | 15 | | 5 | | 35/2-½ | | 35/2-½ |
| FR Minor Node** | | | 50 | | | | | 10 2 | 30 [2] | | | 6,000 | |
| FR Village Center | 2 acres | | | 300 | | | | | 10 [2] | 30 [2] | | | |
| MI-1 | | | | 80 | 80 | | *** | | 30 [2] | 50 [2] | 60 | | |
| MI-1 Minor Node** | | | | 50 | | | *** | | 10 [2] | 30 [2] | | 6,000 | |
| MI-1 Village Center | 2 acres | | | 300 | | | *** | | 10 [2] | 30 [2] | | | |
| MI-2 | | | | 100 | 100 | | *** | | 50 [2] | 50 [2] | 150 | | |
| MI-2 Minor Node** | | | | 50 | | | *** | | 10 [2] | 30 [2] | | 6,000 | |
| MI-2 Village Center | 2 acres | | | 300 | | | *** | | 10 [2] | 30 [2] | | | |

* Exception allowed for pre-existing lots of record.

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| ** See regulations for location standards. |
| *** See Table 35-310.18-1 and 35-310.19 for minimum setback standards on specific street classifications. |
| **** Subdivision recreation facilities provided for the primary use of the subdivision's residents and located on property with a single-family zoning category shall be exempt from the front setbacks of Table 310-1. |
| Rules for Interpretation of Table 310-1: |
| Generally . The requirements for the parameters set forth in columns (B) through (N), above, relate to the zoning district specified in the row under column (A), above. A dash (—) indicates that the requirement does not apply within the particular zoning district. Except for column (B), (C), (D), (M), and (N) or otherwise notated the dimensions specified in columns (B) through (N) are expressed in linear feet. The dimensions specified in columns (B), (C), (D), (M), and (N) are expressed in square feet or acres unless otherwise provided. Rules of interpretation and additional standards for setback and height requirements are set forth in the lot layout, height and density/intensity standards (sections 35-515 to 35-517 of this chapter). |
| Column (B) and (C): Minimum lot size column (B) and maximum lot size column (C) applies only to Conventional Option, single-family detached developments (see section 35-201 of this chapter). The minimum lot size figures are expressed in square feet, unless otherwise indicated. Additional rules of interpretation are set forth in subsection (d) of this section for minimum lot area. |
| Column (D): The maximum density requirements (column (D)) are expressed in dwelling units per gross acre. Additional rules of interpretation are set forth in section 35-515 of this chapter. |
| Column (E): Frontage is defined as the distance where a property line is common with a street right-of-way line. For irregular shaped lots, see subsection 35-515(c)(4). |
| Column (F): Minimum lot width is defined as the width of the lot at the front setback line. For irregular shaped lots, lot width shall be measured at the front building line rather than the front setback line. |
| Column (G): Maximum lot widths apply only to detached single-family residential development. |
| Column (J): The side setback requirements in the "RM-4," "RM-5," "RM-6," "R-3," "R-4," "R-5" and "R-6" districts may be reduced in accordance with section 35-373 of this article. Additional setbacks are required for height increases as set forth in subsection 35-517(d). |
| Column (K): Rear setback requirements shall not apply to any use in the "NC," "O-1," "O-1.5," "O-2," "C-1," "C-2," or "C-3" zoning districts which abuts an alley or another structure within any of these |

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| districts. Notwithstanding the requirements of Table 310-1, an "MF-18," "MF-25,"" MF-33," "MF-40" or "MF-50" zoning district adjoining a platted subdivision zoned single-family residential use shall have a minimum rear setback of forty (40) feet, and parking areas shall be located at least five (5) feet from any fence along the rear property line. |
| Column (L): Height. The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the deckline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof. All dimensions are in feet provided, however, that for zoning districts "RP" through "RM-4," the first number refers to feet and the second number refers to stories. A "story" is that part of a building between the surface of a floor and the ceiling immediately above. Height is restricted when adjacent to a single-family residential use. See Note 11. Additional height may be provided pursuant to subsection 35-517(d). |
| Column (M): Dimensions are in square footage. See sections 35-310.17 and 35-310.18 for specific rules of interpretation. Additional square footage may be available if a specific use authorization is approved, in accordance with these provisions. |
| Column (N): The aggregate square footage refers only to nonresidential square footage. Where residential uses are permitted, (1) the square footage of nonresidential uses within the contiguous boundaries of the district may not exceed the aggregate square footage, and (2) the aggregate square footage may be exceeded where the square footage exceeding the maximum aggregate square footage is devoted to residential uses. |
| Note (1) - column (A): See sections 35-372, 35-373, 35-515, and 35-516 of this chapter for standards applicable to zero lot line dwellings and uses other than detached single-family dwellings. |
| Note (2) - columns (J) and (K): Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district or the two districts are separated by a public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single-family or multi-family) which is occupied by an existing nonresidential use such as a public or private use school, church, park and/or golf course. |
| Note (3) - Public and parochial school facilities and religious institutions whose primary activity is worship shall be exempt from the mandatory maximum front setback provision. |
| Note (4) - Single-family lot development within an "MF" multi-family zoning district shall meet the minimum lot requirements for an "R-4" zoning district. |
| Note (5) - Maximum front setback for "RD" and "UD" commercial uses shall not apply to flag lots or properties with primary frontage on expressways and parkways. |

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| Note (6) - For a lot with one hundred (100) feet or more of frontage along a public or private street the maximum front setback of twenty (20) feet in "MF-18," "MF-25," " "MF-33"," "MF-40," and "MF-50" may be extended to ninety (90) feet provided that no parking or drives other than egress/ingress drives shall be located within twenty (20) feet of the front property line. For a lot with less than fifty (50) feet of frontage on a public street the front setback shall be at least twenty (20) feet and shall be measured from the point at which the lot first becomes wider than fifty (50) feet in width. |
| Note (7) - May vary in accordance with subsection 35-410.05a(b)(3). |
| Note (8) - When multi-family units (apartments) are developed in a non-multifamily zoning district as stand alone apartments the buildings and lot shall conform to the standards of development (setback, yards, buffer, landscaping, etc.) for one of the following "MF-18," "MF-25," "MF-33," "MF-40" or "MF-50" zoning districts. The specific district shall be determined by the density to which the apartments are being developed. |
| Note (9) - Site planning and architectural criteria for the "D" Downtown Zoning District can be found in the Downtown Design Guide in Appendix G of this chapter. |
| Note (10) - Buildings shall contain ground level fenestration (transparent windows and openings at street level) of not less than 30%. Parking areas for new buildings or structures shall be located behind the front façade of the principal use or principal building. For "O-1"and "C-1", parking shall be located behind the front facade of the principal use or principal building, provided that up to two (2) rows of parking may be located to the front of the principal use or principal building. |
| Note (11) – The maximum height of any portion of a commercial, office or multi-family zoning district located within fifty (50) linear feet of the property line of an established single-family residential use shall be limited to the maximum height of the single-family district. The height limit shall not apply where a property is zoned single-family residential but not used for residential purposes, such as a church, school, park or golf course. The measurement of fifty (50) feet shall occur from the property line of the residential use to the structure in the zoning district subject to this subsection. After fifty (50) feet, height may be increased using setbacks for height increases established and illustrated in 35-517.<br><br>*For example, where a C-2 zoned property abuts single-family property with R-5 zoning, the C-2 property shall have a building height limited to thirty-five (35) feet or two and one-half (2½) stories for that portion of the property within fifty (50) feet of the property line with the R-5 district.* |
| Note (12) – Multi-family construction on lots one-third of an acre in size or smaller, and zoned MF-33, shall comply with the following: If a single-family use exists on an abutting lot which shares a side lot line, the minimum front setback shall be equal to the minimum front setback of the abutting lot as per Table 310-1. This setback shall not apply where a property is zoned single-family residential but not used |

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| for residential purposes, such as a church, school, park or golf course.<br><br>*For example, consider a new multi-family development is proposed on a qualifying MF-33 zoned property between a single-family use equivalent to R-4 or zoned as R-4, and another lot zoned MF-33 that is non-single-family use. The minimum front setback for the MF-33 lot would be 10', equivalent to the R-4 minimum setback.* |
| Note (13) – Construction of two to four units on lots one-third of an acre in size or smaller, shall have a front entry oriented to the primary street in which the lot is addressed on. A front walkway from the door shall also be provided. These provisions shall only apply to the primary structure that abuts the primary street. |

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