											АРР	PENDIX B: Dis	trict Standards	s - Commerci	al, Industrial, Mixed Use, Exclusiv	e Use Lan	dfill														
		Nei	N-C ghborhood Commercial				C-1 Light Commercial				C-2 General Commercial			Com	C-T mercial Trades and Services				LI Light Industrial					l Industrial					EU-L Exclusive Use		
Density			0						_																		<del></del>				
Single-Family Residential		8,000 sf Conditional Use Permit, min. lot size 8,000 sf				Conditional Use Permit, min. lot size 8,000 sf					Conditional Use Permit, min. lot size 8,000 sf				Conditional Use Permit, min. lot size 8,000 sf				Conditional Use Permit, min. lot size 8,000 sf						NP						
Duplex		12,000 sf per duplex Conditional Use Permit, min. lot size 12,000 s			Permit, min. lot size 12,000 sf per du	uplex	Conditional Use Permit, min. lot size 12,000 sf per duplex				Conditional Use Permit, min. lot size 12,000 sf per duplex					Conditional Use Permit, min. lot size 12,000 sf per duplex				Conditional Use Permit, min. lot size 12,000 sf per duplex					NP						
Townhomes (single- family attached)	Conditional Use Permit, max of 3 units attached				max of 3 units attached  Conditional Use Permit, max of 3 units attached  Conditional Use Permit, max of 6 units attached							Conditional	onditional Use Permit, max of 3 units attached Conditional Use Permit, max of 6 units attached						NP						NP						
Multi-Family (3 or more connected units)		NP NP					NP				NP					Conditional Use Permit, max of 6 units per building				Conditional Use Permit					NP						
Nonresidential Uses			10,000 sf	10,000 sf				12,000 sf				12,000 sf					12,000 sf			12,000 sf					NS						
Max Number of Stories			3				3				3				4* Il need to determine if adequate fir when determining number of stori				4* will need to determine if adequate fire le when determining number of storie					4* eed to determin nen determining	•						uate fire-fighting of stories allowed.
	Single- Family Residential	Duplex	Townhomes	Non- resident		y Duplex	Townhomes	Non- residential	Single-Family Residential	Duplex	Townhomes	Non- residential	Single-Famil	y Dumley	Townhomes	Non- resident	Single-Family	y		Multi- family	Non-	Single-Family Residential	Dupley	Townhomes	Naulti	Non-	Single-	Duplex I	Townhomes	Multi- family	Non- residential
Lot Width Min.	70'	90'	minimum exterior lot width 40'; minimum interior lot widt 20'		70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	100'	70'	90'	NP	100'	100'	NP	NP	NP	NP	100'
Lot Depth Min.	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	100'	110'	110'	NP	100'	100'	NP	NP	NP	NP	NS
													Setl	backs for 1 8	& 2-Story Structures																
Front Setback	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	50'	25'	25'	25'	35'	50'	25'	25'	NP	50'	100'	NP	NP	NP	NP	100'

Max Number of Stories	5		3				3				3				need to determine if adequate fire		*The Fire		ill need to determine if adequate fire when determining number of storie		uipment is			eed to determine en determining r	•					•	uate fire-fighting of stories allowed.
	Single- Family Residential	Duplex	Townhomes	Non- residential	Single-Family Residential	y Duplex	Townhomes	Non- residential	Single-Fam Residentia	Duplex	Townhomes	Non- residential	Single-Family Residential	Duplex	Townhomos		Single-Famil Residential	ly Dupley	Townhomes	Multi- family	Non- residentia	Single-Family Residential	y Dunlay		Multi-	Non-	Single- Family Residential		Townhomes	Multi	Non- residential
Lot Width Min.	70'	90'	minimum exterior lot width 40'; minimum interior lot widt 20'		70'	90'	minimum exterior lot width 40' minimum interior lot width 20'	; 100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	an.	minimum exterior lot width 40'; minimum interior lot width 20'	100'	70'	90'	minimum exterior lot width 40'; minimum interior lot width 20'	100'	100'	70'	90'	NP	100'	100'	NP	NP	NP	NP	100'
Lot Depth Min.	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	110'	110'	110'	100'	100'	110'	110'	NP	100'	100'	NP	NP	NP	NP	NS
Front Setback	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	2-Story Structures 25'	50'	25'	25'	25'	35'	50'	25'	25'	NP	50'	100'	NP	NP	NP	NP	100'
Side Setback	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common wa between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attache townhomes, the minimum sid setback shall be 7'.	10'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	10'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	10'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	25'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	25'	50'	7'	7'	NP	35'	75'	NP	NP	NP	NP I	When adjacent to residential uses an zoning: 250' When adjacent to non-residential use and zoning: 100'
Street Side Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	25'	20'	20'	20'	35'	20'	20'	20'	35'	35'	20'	20'	NP	50'	50'	NP	NP	NP	NP	100'
Rear Setback	15'	15'	15'	20'	15'	15'	15'	25'	15'	15'	15'	25'	15'	15'	15'	35'	15'	15'	15'	25'	50'	15'	15'	NP	50'	75'	NP	NP	NP	NP I	When adjacent to residential uses an zoning: 250' When adjacent to non-residential use and zoning: 100'
Setbacks may vary when	n adjacent to "T	Triggering Pro	operty" based on section 153.21	4. "Triggering I	Properties" incl	lude: Properi	ties zoned A, R-E, R-1, R-2, R-3L,	R-3, and R-4,	as well as pro	operty occupi	ed by a single-family dwelling unit	t that is a use			ning district in which it is located Story Structures							•		•							
Front Setback	25'	25'	30'	30'	25'	25'	30'	30'	25'	25'	30'	30'	25'	25'	30'	50'	25'	25'	25'	35'	50'	25'	25'	NP	50'	100'	NP	NP	NP	NP	
Side Setback	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common was between attached townhomed dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	15'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	15'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	15'	7'	7'	Single-family attached: Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	35'	7'	7'	Single-family attached:  Zero lot line setbacks may be utilized to permit common walls between attached townhome dwellings subject to all applicable building and fire codes.  On the exterior side of attached townhomes, the minimum side setback shall be 7'.	35'	50'	7'	7'	NP	35'	75'	NP	NP	NP	NP I	When adjacent to residential uses ar zoning: 250' When adjacent to non-residential use and zoning: 100'
Street Side Setback	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	25'	20'	20'	20'	35'	20'	20'	20'	35'	35'	20'	20'	NP	50'	50'	NP	NP	NP	NP	100'
Rear Setback	15'	15'	20'	25'	15'	15'	20'	30'	15'	15'	20'	30'	15'	15'	20'	45'	15'	15'	15'	25'	50'	15'	15'	NP	50'	75'	NP	NP	NP	NP	When adjacent to residential uses an zoning: 250' When adjacent to non-residential use and zoning: 100'
Setbacks may vary when	n adjacent to "T	Triggering Pro	operty" based on section 153.21	4. "Triggering I	Properties" incl	lude: Propert	I ties zoned A, R-E, R-1, R-2, R-3L,	R-3, and R-4,	as well as pro	operty occupi	ed by a single-family dwelling unit	t that is a use	permitted by rig	ht in the zo	ning district in which it is located											<u> </u>					
Max. Sq. ft./Non-Single Family Residential Building Footprint (multiple building				5,500 sf/building footprint * Larger				10,000 sf/building footprint																							
allowed per parcel)	~			sizes allowed with CUP approval.				* Larger sizes allowed with CUP approval.	s h																						

Setbacks may vary when a	edjacent to "Triggering Property" based on section 153.214.	"Triggering Properties" include	e: Properties zoned A, R-E, R-1, R-2, R-3L, F	R-3, and R-4, as well as prope	erty occupied by a single-family dwelling unit that is a use p	ermitted by right in the zo	oning district in which it is located.						
Max. Sq. ft./Non-Single Family Residential Building Footprint (multiple buildings allowed per parcel)		5,500 sf/building footprint * Larger sizes allowed with CUP approval.		10,000 sf/building footprint * Larger sizes allowed with CUP approval.									
Maximum Impervious Area (structures)	60%		60%		60%		70%		70%		75%	75%	
* Fire Code regulations :	may require greater setback distances or fewer allowab	ble stories than those given i	in this chart	•				•		•			