

11-2-1: GENERAL PROVISIONS:

A. A structure or parcel of land may not be used for any purpose unless that use is shown in section [11-2-3](#), table 1 of this chapter as permitted in the district in which the structure or land is located. An accessory use that is incidental and secondary to the principal use is permitted in any district in which the principal use is permitted.

B. These regulations are minimum regulations and apply uniformly to each class or kind of structure or land, except as otherwise provided in this title.

C. A building, structure, or parcel of land may not be used or occupied unless it conforms to all of the regulations specified in this chapter for the district in which the use is located.

D. All planned unit development districts and the approved development plans that were in existence prior to enactment of this title remain in existence and their development plans remain in effect, but they are subject to amendment or adjustment in accordance with this title.

E. Any of the following zoning districts may be overlaid by, or subjected to the regulations of, certain other districts established by this title in accordance with the provisions thereof.

F. The off street loading and parking, landscaping, screening, and dimensional requirements of this title are required unless specifically exempted in those respective chapters. (Ord. 3097, 4-7-2008)

Chapter 4

DISTRICT DIMENSIONAL STANDARDS

11-4-1: LOT REQUIREMENT DEFINITIONS:

For purposes of this chapter the following terms mean:

BUILDING: A structure, including its projections and extensions, constructed for support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

BUILDING HEIGHT: The vertical distance above a reference datum measured to the highest point of the coping of a flat roof, the deck line of a mansard roof, and for a pitched or hipped roof, the average height of the highest gable. The reference datum is either of the following, whichever yields a greater height of building:

A. The elevation of the highest adjoining sidewalk or ground surface within a five foot (5') horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet (10') above lowest grade.

B. An elevation ten feet (10') higher than the lowest grade when the sidewalk or ground surface described in subsection A of this definition is more than ten feet (10') above lowest grade.

DWELLING UNIT: A single habitable unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

LOT: A single parcel or plot of land, shown as an individual unit of ownership on the most recent plat of record, or a group of such parcels or plots which are held in single or common ownership or control, and upon which a particular land use is carried on or conducted.

LOT COVERAGE: The portion of a lot, stated in terms of percentage, that is covered by all buildings and structures located on the lot but does not include uncovered decks, fences, walls, or pools.

LOT LINE, FRONT: Any lot line bounding a lot that is adjacent to any street.

LOT LINE, REAR: The line bounding a lot that is the farthest and opposite from the front lot line.

LOT LINE, SIDE: The line bounding a lot that is not a front or rear lot line.

PORCH: A covered structure that has no solid walls and at least one open side that is

attached to the front exterior of a building.

SETBACK: The nearest distance from any lot line to where a building may be located. (Ord. 3097, 4-7-2008)

11-4-2: LOT REQUIREMENTS FOR ZONING DISTRICTS:

Buildings must conform to the dimensional standards for a lot as follows:

A. Lot coverage may not exceed the limitations of the district within which the lot is located. (Ord. 3104, 11-3-2008)

B. The standards for setback of buildings from property lot lines are:

1. No portion of any building, including decks and excepting roof eaves, fences, stair steps, and landscaping ornaments, may be located in any lot line setback.

2. A lot that has more than one front lot line must provide a front lot line setback for each front lot line. When a lot has more than one front lot line, the remaining lot lines are side lot lines and no rear lot line setback is required. The remaining side lot lines must meet the minimum side lot line setback for the zoning district in which it is located.

3. The vehicular entrance of a garage must be set back from any lot line at least twenty feet (20'), measured in a straight line from the vehicular entrance of the garage to all lot lines of the property that abut public right of way designated as a street. The measurement is to the closest portion of the vehicular entrance regardless of whether the entrance is parallel, perpendicular, or any other angle to the lot line being measured to.

4. The lot line setback is five feet (5') for any lot line that abuts a dedicated public right of way that provides only a secondary means of access to property and is not intended for general travel.

5. The sight distance triangle as required in [title 7, chapter 3](#) of this code, must be observed for corner lots regardless of minimum setbacks established in this chapter.

C. The standards for height of buildings are:

1. Height limitations for any district do not apply to the following: spires, belfries, cupolas, chimneys, water tanks, elevator housings, solar energy systems, streetlights, and utility poles.

2. A building or structure may not exceed the height limitations of the district within which it is located except as allowed by a variance granted under this title.

D. A lot that existed at the effective date of this title may not be reduced in dimension or area below the requirements set forth herein. All lots created after the effective date of this title must meet the minimum requirements of this title. Nonconforming lots may be redesigned or aggregated to reduce the nonconformity without a variance.

E. The dimensional, area, and coverage requirements for lots in the various zoning districts are shown in table 2 of this section. (Ord. 3097, 4-7-2008)

**TABLE 2
LOT REQUIREMENTS BY ZONING DISTRICT**

DU = Dwelling unit

	OSR (Open Space/ Residential)	R-1/R-2 (Residential)	R-3 (Residential)	R-4/R-O (Residential- Office)
Lot area	1-3 acres; no more than 1 DU per acre for cluster development. See section 11-2-5 of this title	No minimum	For multiple DUs 2,000 square feet per DU For single DUs or nonresidential no minimum	For multiple DUs 1,200 square feet per DU For single DUs or nonresidential no minimum
Lot width	No minimum	No minimum	No minimum	No minimum
Lot coverage	No maximum	30 percent maximum Additional 5 percent for porch	40 percent maximum Additional 5 percent for porch	60 percent maximum
Front lot line setback	25 feet from right of way	10 foot minimum	10 foot minimum	10 foot minimum
Rear lot line setback	No minimum except 25 feet from right of way	10 foot minimum	10 foot minimum	10 foot minimum
Side lot	No minimum except	8 foot	6 foot minimum	6 foot minimum

line setback	25 feet from right of way	minimum	for each side yard	
Height	24 foot maximum	24 foot maximum	24 foot maximum	36 foot maximum
Minimum floor area	No minimum	No minimum	No minimum	No minimum

	B-1 (Neighborhood Business)	B-2 (General Commercial)	B-3 (Central Business)	CLM (Commercial-Light Manufacturing)
Lot area	For multiple DUs 1,000 square feet per DU No minimum for single DUs or nonresidential	No minimum	No minimum	No minimum
Lot width	No minimum	No minimum	No minimum	No minimum
Lot coverage	Residential uses, 60 percent maximum No maximum for nonresidential uses	No maximum	No maximum	No maximum
Front lot line setback	No minimum	No minimum	No minimum	15 foot minimum
Rear lot line setback	15 foot minimum	No minimum unless abutting residential zone, then 15 foot minimum	No minimum	No minimum unless abutting residential zone, then 15 foot minimum
Side lot line setback	6 foot minimum	No minimum unless abutting residential zone, then 10 foot minimum	No minimum	No minimum unless abutting residential zone, then 15 foot minimum
Height	36 foot maximum	42 foot maximum	70 foot maximum	60 foot maximum

	M-I (Manufacturing And Industrial)	PLI (Public Lands And Institutions)	Airport
Lot area	No minimum	No minimum	No minimum
Lot width	No minimum	No minimum	No minimum
Lot coverage	No maximum	No maximum	No maximum
Front lot line setback	15 foot minimum	No minimum	No minimum
Rear lot line setback	No minimum unless abutting residential zone, then 15 foot minimum	No minimum unless abutting residential zone, then 15 foot minimum	No minimum
Side lot line setback	No minimum unless abutting residential zone, then 15 foot minimum	No minimum unless abutting residential zone, then 15 foot minimum	No minimum
Height	60 foot maximum	60 foot maximum	See chapter 35, "Airport Zoning Regulations", of this title

(Ord. 3097, 4-7-2008; amd. Ord. 3104, 11-3-2008)

11-4-3: CONSTRUCTION REQUIREMENTS FOR STRUCTURES:

Structures constructed off site from their permanent location may be moved and used at the permanent location site provided:

A. The structure and its foundation comply with the provisions of [title 3](#) of this code for new structures applicable at the time the structure is moved onto the site; or

B. For a manufactured home or mobile home, the structure must have been constructed after January 1, 1990, in compliance with the applicable prevailing standards of the United States department of housing and urban development at the time of its production and be placed on a permanent foundation. (Ord. 3097, 4-7-2008)

11-4-4: TOWNHOUSES:

A. A townhouse is a dwelling unit connected at the property line by a common wall to another dwelling unit.

B. A townhouse must conform to the lot coverage limitations for the particular district in which it is located as calculated in this section. Lot coverage is based on the total area of all the lots upon which the townhouse building sits.

C. The portion of a townhouse connected to another townhouse at the property line by a common wall is exempt from the setback requirements for those portions of the townhouses. Sides of a townhouse not connected at a property line must meet the applicable setbacks.

D. In the R-1/R-2 residential districts only one townhouse may be connected at the property line by a common wall to another townhouse. (Ord. 3097, 4-7-2008)

11-2-3: LAND USE TABLE FOR ZONING DISTRICTS:

Permitted, conditionally permitted, and not permitted uses for the zoning districts are shown in table 1 of this section. The key for this table is as follows:

P =The use is permitted in the district by right, consistent with applicable development standards.

CUP =The use is allowed in the district through the conditional use process.

NP =The use is not permitted in the district.

(Ord. 3104, 11-3-2008) TABLE 1
PRINCIPAL LAND USES BY DISTRICT

Use	OS R	R- 1/R -2	R- R-3	R- 4/R -O	B-1	B-2	B-3	CL M	M- I	PL I	Airpo rt	Supplemen tal Requireme nts
RESIDENTIAL USES:												
Boarding/rooming house, 1-3 residents	P	P	P	P	P	P	P	P	P	NP	NP	B-2, B-3, CLM and M-I districts, see subsection 11-2-5C of this chapter
Boarding/rooming house, 4-20 residents	NP	NP	NP	P	P	P	P	P	P	NP	NP	B-2, B-3, CLM and M-I districts, see subsection 11-2-5C of this chapter
Community residential facility, type I, 1-12 residents	P	P	P	P	P	P	P	CUP	NP	NP	NP	
Community residential facility, type II, 13 or more	NP	CUP	CUP	CUP	P	P	P	CUP	NP	P	NP	

residents												
Mobile home park	NP	CU P	CU P	P	CU P	CU P	NP	NP	NP	NP	NP	See chapter 7 of this title
Residence, single-dwelling unit	P	P	P	P	P	P	P	P	P	NP	NP	B-2, B-3, CLM and M-I districts, see subsection 11-2-5C of this chapter
Residence, two-dwelling units	CU P	P	P	P	P	P	P	P	NP	NP	NP	B-2, B-3 and CLM districts, see subsection 11-2-5C of this chapter
Residence, multiple-dwelling units (3 or more units)	NP	CU P	P	P	P	P	P	CUP	NP	NP	NP	
NONRESIDENTIAL USES:												
Agricultural Uses:												
Horticulture	P	P	P	P	P	P	P	P	P	P	P	
Community Services/Uses:												
Administrative government agency	NP	NP	NP	P	P	P	P	P	NP	P	P	
Animal shelter	NP	NP	NP	NP	NP	CU P	NP	CUP	CU P	P	NP	
Community center	NP	NP	NP	NP	P	P	P	P	NP	P	NP	
Community cultural facility	NP	CU P	CU P	CU P	P	P	P	NP	NP	P	P	
Correctional facility	NP	NP	NP	NP	NP	NP	NP	CUP	CU P	CU P	NP	
Prerelease center	NP	NP	NP	NP	CU P	CU P	CU P	CUP	NP	CU P	NP	
Public safety	CU	CU	CU	CU	P	P	P	P	P	P	P	

facility	P	P	P	P									
Worship facility	NP	CU P	CU P	P	P	P	P	P	NP	P	NP		
Education:													
Higher education	NP	CU P	CU P	CU P	CU P	CU P	CU P	P	NP	P	NP		
Instructional facility	NP	NP	NP	P	P	P	P	P	P	P	P		
K-12	NP	CU P	CU P	CU P	CU P	CU P	CU P	CUP	NP	P	NP		
Food And Beverage Sales:													
Casino	NP	NP	NP	NP	NP	CU P	CU P	CUP	NP	NP	NP	See chapter 40 of this title.	
Restaurant	NP	NP	NP	P	P	P	P	CUP	NP	NP	P/CU P	Airport district, see subsection 11-2-5E2 of this chapter	
Restaurant, drive-in	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP		
Specialized food production	NP	NP	NP	NP	P	P	P	P	P	NP	NP		
Tavern	NP	NP	NP	NP	NP	P	P	CUP	NP	NP	P/CU P	Airport district, see subsection 11-2-5E2 of this chapter; PLI district, see subsection 11-2-5D of this chapter	
Healthcare:													
Healthcare center	NP	NP	NP	P	P	P	P	NP	NP	NP	NP		
Healthcare facility	NP	NP	NP	CU P	CU P	P	P	NP	NP	P	NP		
Industrial/Manufacturing:													

Contractor yard	NP	NP	NP	NP	NP	CU P	NP	P	P	NP	NP	
Industrial, heavy	NP	NP	NP	NP	NP	NP	NP	CUP	P	NP	NP	
Industrial, light	NP	NP	NP	NP	CU P	CU P	CU P	P	P	NP	P	
Industrial park	NP	NP	NP	NP	NP	NP	NP	CUP	P	NP	NP	
Junkyard	NP	NP	NP	NP	NP	NP	NP	CUP	P	NP	NP	
Motor vehicle wrecking facility	NP	NP	NP	NP	NP	NP	NP	NP	CU P	NP	NP	
Overnight Accommodations:												
Bed and breakfast	CU P	CU P	CU P	CU P	P	P	P	NP	NP	NP	NP	
Campground/RV park	NP	NP	NP	NP	NP	CU P	NP	CUP	NP	NP	NP	
Country inn	NP	NP	CU P	CU P	P	P	P	NP	NP	NP	NP	
Emergency shelter	NP	NP	NP	CU P	CU P	CU P	CU P	CUP	NP	CU P	NP	
Hotel/motel	NP	NP	NP	NP	CU P	P	P	NP	NP	NP	CUP	
Recreation, Indoor:												
Indoor entertainment, sports and recreation	NP	NP	NP	CU P	P	P	P	P	NP	NP	CUP	
Recreation, Outdoor:												
Open space	P	P	P	P	P	P	P	P	P	P	P	
Outdoor entertainment, sports and recreation	NP	NP	NP	NP	NP	CU P	CU P	CUP	CU P	P	CUP	
Parks/playground ds	P	P	P	P	P	P	P	P	NP	P	CUP	
Rental And Repair:												
General repair	NP	NP	CU	CU	P	P	P	P	P	NP	NP	R-3, R-O

			P	P									and B-1 districts, see subsection 11-2-5F of this chapter
Large equipment rental	NP	NP	NP	NP	NP	P	NP	P	P	NP	NP		
Small equipment rental	NP	NP	NP	NP	P	P	NP	P	P	NP	NP		
Sales:													
Agriculture supply sales	NP	NP	NP	NP	NP	P	NP	P	P	NP	NP		
Construction material sales	NP	NP	NP	NP	NP	P	NP	P	P	NP	NP		
General/specialty sales	NP	NP	NP	NP	P	P	P	CUP	NP	NP	NP		B-1 district, see subsection 11-2-5B of this chapter
Manufactured housing sales	NP	NP	NP	NP	NP	P	NP	P	P	NP	NP		
Secondhand sales/auction sales	NP	NP	NP	NP	P	P	P	P	NP	NP	NP		B-1 district, see subsection 11-2-5B of this chapter
Sexually oriented business	NP	NP	NP	NP	NP	NP	NP	CUP	NP	NP	NP		
Shopping center	NP	NP	NP	NP	NP	CU P	CU P	CUP	NP	NP	NP		
Services:													
Administrative services	NP	NP	NP	P	P	P	P	P	NP	NP	P		
Artisan shop	NP	NP	CU P	CU P	P	P	P	P	P	NP	NP		
Commercial kennel	NP	NP	NP	NP	CU P	CU P	CU P	P	P	NP	NP		

construction office													
Outdoor concerts and theatrical performances	P	NP	NP	NP	P	P	P	P	P	P	P		
Transportation:													
Airport	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	Airport district, see subsection 11-2-5E of this chapter	
Bus terminal	NP	NP	NP	NP	CU P	CU P	CU P	P	P	NP	NP		
Freight terminal	NP	NP	NP	NP	NP	NP	NP	P	P	NP	P		
Parking lot	NP	CU P	CU P	CU P	P	P	P	P	P	P	P	See chapter 22 of this title	
Parking structure	NP	NP	NP	NP	CU P	CU P	CU P	P	P	P	P		
Railroad yard	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP		
Utilities:													
Composting	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP		
Recycling	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP		
Utility, distributed power	P	P	P	P	P	P	P	P	P	P	P		
Utility, major	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	See subsection 11-2-5G of this chapter	
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	See subsection 11-2-5G of this chapter	

Vehicle Trade And Service:

Vehicle fuel sales	NP	NP	NP	NP	NP	P	NP	P	NP	NP	NP	Airport district, see subsection 11-2-5E of this chapter
Vehicle repair	NP	NP	NP	NP	NP	CU P	NP	P	P	NP	NP	
Vehicle sales and rental	NP	NP	NP	NP	NP	P	NP	P	NP	NP	P	Airport district, see subsection 11-2-5E of this chapter
Vehicle services	NP	NP	NP	NP	NP	P	NP	P	P	NP	NP	

(Ord. 3097, 4-7-2008; amd. Ord. 3104, 11-3-2008)