

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | SUBPART D | |
|-----|-----------------|-----------------------|---|--------------------------------|-------------------------------------|-----------------------------|-------------------|------------------------------|-----------------------------|--|-----------------------------|------------------------------------|--|---|-------------------------------------|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| D | R-1 | No minimum | Single-family dwelling | 20,000 | 125 | 150 | None | 30 | 30 | 100 | 15 | 20 | 40 | Accessory structures, see Section 20.10.030 | 35 |
| D.1 | R-1 | No minimum | Other permitted uses, except as otherwise specified in this Title | 20,000 | 100 | 150 | See Chapter 20.10 | 30 | 30 | 100 | 15 | 20 | 40 | See Chapter 20.10 | 35 |
| E | R-2 | No minimum | Single-family dwelling | 10,000 | 80 | 110 | None | 25 | 25 | 60 | 8 | 10 | 20 | Accessory structures, see Section 20.10.030 | 35 |
| E.1 | R-2 | No minimum | Other permitted uses, except as otherwise specified in this Title | 20,000 | 100 | 150 | See Chapter 20.10 | 25 | 25 | 60 | 8 | 10 | 20 | See Chapter 20.10 | 35 |
| F | R-2A | No minimum | Single-family dwelling | 8,000 | 70 | 100 | None | 25 | 25 | 60 | 8 | 10 | 16 | Accessory structures, see Section 20.10.030 | 35 |
| F.1 | R-2A | No minimum | Other permitted uses, except as otherwise specified in this Title | 20,000 | 100 | 150 | See Chapter 20.10 | 25 | 25 | 60 | 8 | 10 | 16 | See Chapter 20.10 | 35 |
| G | R-3 | No minimum | Single-family dwelling | 6,000 | 60 | 90 | None | 20 | 20 | 50 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 |

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| G.1 | R-3 | No minimum | Other permitted uses, except as otherwise specified in this Title | 20,000 | 100 | 150 | See Chapter 20.10 | 20 | 20 | 50 | 5 | 10 | N/A | See Chapter 20.10 | 35 |
| H | R-3A | No minimum | Single-family dwelling | 5,000 | 50 | 90 | None | 15, except that a 20' driveway must be provided | 15 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 |
| H.1 | R-3A | No minimum | Other permitted uses, except as otherwise specified in this Title | 20,000 | 100 | 150 | See Chapter 20.10 | 15, except that a 20' driveway must be provided | 15 | 45 | 5 | 10 | N/A | See Chapter 20.10 | 35 |
| I | R-4 | No minimum | Single-family dwelling | 6,000 | 50 | 90 | None | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 |
| I.1 | R-4 | No minimum | Two-family dwelling | 7,000 | 70 | 90 | None | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 |

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| I.2 | R-4 | No minimum | Other permitted uses, except as otherwise specified in this Title | No minimum | No minimum | No minimum | See Chapter 20.10 | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | See Chapter 20.10 | 35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided | |
| J | R-5 | No minimum | Single-family dwelling | 4,500 | 45 | 90 | None | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 | |
| J.1 | R-5 | No minimum | Two-family dwelling | 6,000 | 50 | 90 | None | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 | |

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| J.2 | R-5 | No minimum | Other permitted uses, except as otherwise specified in this Title | No minimum | No minimum | No minimum | See Chapter 20.10 | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | See Chapter 20.10 | 35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided |
| K | RMH | 4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less | Manufactured homes | 4,000 | 40 | 90 | See Development Standards in Section 20.10.540 of this Title | 20 | 5 | N/A | 5 | 10 | N/A | See Development Standards in Section 20.10.540 of this Title | 16 |
| K.1 | RMH | 4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less | Other permitted uses, except as otherwise specified in this Title | 4,000 | 40 | 90 | See Chapter 20.10 | 20 | 5 | N/A | 5 | 10 | N/A | See Chapter 20.10 | 35 |

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| L | A-1 | No minimum | Single-family dwelling | 4,000 | 40 | 90 | None | 10, except that a 20' driveway must be provided | 15 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 | |
| L.1 | A-1 | No minimum | Two-family dwelling | 6,000 | 50 | 90 | None | 10, except that a 20' driveway must be provided | 15 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 | |
| L.2 | A-1 | No minimum | Single-family attached dwellings & apartments | 24,000 | 60 | 100 | Minimum lot area of 2,400 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots | 20 | 25 | N/A | 5 | 10 | N/A | 20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18 | 35 | |
| L.3 | A-1 | No minimum | Other permitted uses, except as otherwise specified in this Title | 4,500 | 45 | 90 | See Chapter 20.10 | 20 | 25 | N/A | 5 | 10 | N/A | See Chapter 20.10 | 35 | |

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| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) | |
| M | A-2 | No minimum | Single-family dwelling | 3,500 | 35 | 90 | None | 10, except that a 20' driveway must be provided | 15 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 | |
| M.1 | A-2 | No minimum | Two-family dwelling | 5,000 | 50 | 90 | None | 10, except that a 20' driveway must be provided | 15 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 | |
| M.2 | A-2 | No minimum | Single-family attached dwellings & apartments | 6,000 | 50 | 100 | Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots | 20 | 25 | N/A | 5 | 10 | N/A | 20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18 | 35 | |
| M.3 | A-2 | No minimum | Other permitted uses, except as otherwise specified in this Title | 4,500 | 45 | 90 | See Chapter 20.10 | 20 | 25 | N/A | 5 | 10 | N/A | See Chapter 20.10 | 35 | |

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| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| N | A-3 | No minimum | Single-family dwelling | 2,400 | 40 | 60 | None | 10, except that a 20' driveway must be provided | 10 | 40 | 4 | 5 | N/A | Accessory structures, see Section 20.10.030 | 35 |
| N.1 | A-3 | No minimum | Two-family dwelling | 4,000 | 50 | 80 | None | 10, except that a 20' driveway must be provided | 10 | 40 | 4 | 5 | N/A | Accessory structures, see Section 20.10.030 | 35 |
| N.2 | A-3 | No minimum | Single-family attached dwellings & apartments | 4,000 | 50 | 80 | Minimum lot area of 750 sf per unit; except for buildings 3 stories or more in height, minimum lot area of 500 sf per unit is required; minimum open space of 40% of interior lots and 30% of corner lots | 20 | 20 | N/A | 4 | 5 | N/A | 20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18 | 35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided |

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| N.3 | A-3 | No minimum | Other permitted uses, except as otherwise specified in this Title | 2,400 | 40 | 60 | See Chapter 20.10 | 20 | 25 | N/A | 15 | 20 | N/A | See Chapter 20.10 | 35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided |
| O | A-4 | No minimum | Single-family dwelling | 2,400 | 40 | 60 | None | 10, except that a 20' driveway must be provided | 10 | 40 | 4 | 5 | N/A | Accessory structures, see Section 20.10.030 | 35 |
| O.1 | A-4 | No minimum | Two-family dwelling | 4,000 | 50 | 80 | None | 10, except that a 20' driveway must be provided | 10 | 40 | 4 | 5 | N/A | Accessory structures, see Section 20.10.030 | 35 |

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| 0.2 | A-4 | No minimum | Single-family attached dwellings & apartments | 20,000 | 100 | 100 | Multi-family: minimum floor area of 300 sf per dwelling unit | 20 | 20 | N/A | 4 | 10 | N/A | Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW | Per approved site development plan |

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| O.3 | A-4 | No minimum | Other permitted uses, except as otherwise specified in this Title | 20,000 | 100 | 100 | See Chapter 20.10; mixed-use developments shall be designed in a manner that separates the residential and non-residential uses | 20 | 25 | N/A | 5 | 10 | N/A | Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW | Per approved site development plan |
| P | A-O | No minimum | Single-family dwelling | 4,000 | 40 | 90 | None | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | Max height equal to the distance between the centerline of abutting street and face of the building abutting that street. |

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| P.1 | A-O | No minimum | Two-family dwelling | 6,000 | 50 | 90 | None | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | Max height equal to the distance between the centerline of abutting street and face of the building abutting that street. | |
| P.2 | A-O | No minimum | Single-family attached dwellings & apartments | 6,000 | 50 | 100 | Minimum lot area of 1,750 sf per unit; lot coverage not to exceed 50% | 20 | 25 | N/A | 5 | 10 | N/A | 20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18 | Max height equal to the distance between the centerline of abutting street and face of the building abutting that street. | |
| P.3 | A-O | No minimum | Other permitted uses, except as otherwise specified in this Title | 6,000 | 50 | 90 | See Chapter 20.10 | 20 | 5 | N/A | 5 | 10 | N/A | See Chapter 20.10 | Max height equal to the distance between the centerline of abutting street and face of the building abutting that street. | |

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| Q | A-3/O | No minimum | Churches | N/A | 150 | 200 | N/A | 20 | 10 | N/A | 5 | 10 | N/A | N/A | Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'. | |
| Q.1 | A-3/O | No minimum | Other permitted uses, except as otherwise specified in this Title | 6,000 | 50 | N/A | Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit; open space requirement of 40% of the lot area of an interior lot and 30% of a corner lot | 20 | 10 | N/A | 5 | 10 | N/A | See Chapter 20.10 | Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'. | |

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| R | A-M | No minimum | Single-family dwelling | 4,500 | 45 | 90 | None | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 |
| R.1 | A-M | No minimum | Two-family dwelling | 6,000 | 50 | 90 | None | 10, except that a 20' driveway must be provided | 10 | 45 | 5 | 10 | N/A | Accessory structures, see Section 20.10.030 | 35 |
| R.2 | A-M | No minimum | Apartments | 6,000 | 50 | 100 | Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots | 20 | 25 | N/A | 5 | 10 | N/A | See Development Standards in Section 20.10.380 of this Title | 35 |
| R.3 | A-M | No minimum | Manufactured home park | 20,000 | 100 | 200 | See Development Standards in Section 20.10.340 of this Title | 20 | 25 | N/A | 5 | 10 | N/A | See Development Standards in Section 20.10.340 of this Title | Maximum height for manufactured homes 16', all other buildings 35' |

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| R.4 | A-M | No minimum | Other permitted uses, except as otherwise specified in this Title | 6,000 | 60 | 100 | See Chapter 20.10 | 20 | 25 | N/A | 5 | 10 | N/A | See Chapter 20.10 | 35 |
| S | COP | No minimum | All uses | 20,000 | 150 | 100 | Each site shall have a minimum street frontage of 150 feet along a street with adequate capacity to serve the proposed project, except that lots abutting a cul de sac or turning heel shall have a minimum average lot width of 150 feet | 20 | 5 | N/A | 5 | 10 | N/A | Required front yards shall be landscaped except for necessary walks and drives; this area may be included in meeting landscape requirements of Title 18 | 35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35. |

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| T | C-1 | No minimum | Apartments | 1,500 per dwelling unit | N/A | N/A | Maximum of 29 units per acre | 20 | 25 | N/A | 5 | 10 | N/A | See Development Standards in Section 20.10.380 of this Title | 35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35. |
| T.1 | C-1 | No minimum | Other permitted uses, except as otherwise specified in this Title | N/A | N/A | N/A | See Chapter 20.10 | 20 | 10 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | | 35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35. |
| U | C-2 | No minimum | Apartments | 1,500 per dwelling unit | N/A | N/A | Maximum of 29 units per acre | 20 | 25 | N/A | 5 | 10 | N/A | See Development Standards in Section 20.10.380 of this Title | 35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35. |

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| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) | |
| U.1 | C-2 | No minimum | Self-storage warehouse | Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre | 200 | 200 | See Development Standards in Section 20.10.610 of this Title | 15 | 20 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | See Development Standards in Section 20.10.610 of this Title | See Development Standards in Section 20.10.610 of this Title | |
| U.2 | C-2 | No minimum | Other permitted uses, except as otherwise specified in this Title | N/A | N/A | N/A | See Chapter 20.10 | 15 | 20 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | See Chapter 20.10 | 35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35. | |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | SUBPART D | |
|-----|-----------------|-----------------------|---|--|-------------------------------------|-----------------------------|--|------------------------------|-----------------------------|--|--|------------------------------------|--|--|--|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| V | C-3 | No minimum | Apartments | 1,500 per dwelling unit | N/A | N/A | Maximum of 29 units per acre | 20 | 25 | N/A | 5 | 10 | N/A | See Development Standards in Section 20.10.380 of this Title | 35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35. |
| V.1 | C-3 | No minimum | Self-storage warehouse | Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre | 200 | 200 | See Development Standards in Section 20.10.610 of this Title | 15 | 20 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | See Development Standards in Section 20.10.610 of this Title | See Development Standards in Section 20.10.610 of this Title |
| V.2 | C-3 | No minimum | Manufactured home park | 30,000 | N/A | N/A | See Development Standards in Section 20.10.340 of this Title | 15 | 10 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | See Development Standards in Section 20.10.340 of this Title | See Development Standards in Section 20.10.340 of this Title |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|-----|-----------------|-----------------------|---|--------------------------------|-------------------------------------|-----------------------------|---|------------------------------|-----------------------------|--|--|------------------------------------|--|--|--|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| V.3 | C-3 | No minimum | Other permitted uses, except as otherwise specified in this Title | N/A | N/A | N/A | See Chapter 20.10 | 15 | 10 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | See Chapter 20.10 | 35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35. |
| W | C-4 | No minimum | Apartments | Minimum site area of 4000 sf | 50 | N/A | Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit | 20 | 25 | N/A | 5 | 10 | N/A | See Development Standards in Section 20.10.380 of this Title | 60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60. |
| W.1 | C-4 | No minimum | Manufactured home parks | 30,000 | N/A | N/A | See Development Standards in Section 20.10.340 of this Title | 15 | 10 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | See Development Standards in Section 20.10.340 of this Title | See Development Standards in Section 20.10.340 of this Title |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|-----|-----------------|-----------------------|---|--------------------------------|-------------------------------------|-----------------------------|---|------------------------------|-----------------------------|--|--|------------------------------------|--|--|--|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| W.2 | C-4 | No minimum | Other permitted uses, except as otherwise specified in this Title | N/A | N/A | N/A | See Chapter 20.10 | 15 | 10 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | See Chapter 20.10; Floor area ratio of 1.5 | 60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60. |
| X | C-5 | No minimum | Apartments | Minimum site area of 4000 sf | 50 | N/A | Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit | 0 | 0 | N/A | 0 | 0 | N/A | See Development Standards in Section 20.10.380 of this Title | N/A |
| X.1 | C-5 | No minimum | Other permitted uses, except as otherwise specified in this Title | N/A | N/A | N/A | See Chapter 20.10 | 0 | 0 | N/A | 0 | 0 | N/A | See Chapter 20.10 | N/A |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|-----|-----------------|---|---|--------------------------------|-------------------------------------|-----------------------------|--|------------------------------|-----------------------------|--|--|------------------------------------|--|--|--|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| Y | Q | 5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less | Extraction operations | N/A | N/A | N/A | See Development Standards in Section 20.10.500 of this Title | 100 | 100 | N/A | 100 | 100 | N/A | See Development Standards in Section 20.10.500 of this Title | N/A |
| Y.1 | Q | 5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less | Accessory uses | N/A | N/A | N/A | See Development Standards in Section 20.10.500 of this Title | 25 | 25 | N/A | 25 | 25 | N/A | See Development Standards in Section 20.10.500 of this Title | N/A |
| Z | M-1 / M-2 / M-3 | No minimum | All Uses, except as otherwise specified in this Title | N/A | N/A | N/A | See Chapter 20.10 | 15 | 10 | N/A | 10 when abutting a residential or apartment district | 10 | N/A | See Chapter 20.10; Floor area ratio of 1.0 | 60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60. |
| AA | R-F | None | Single-family dwelling | 1 acre | 125 | 200 | Secondary Manufactured home, see Section 20.10.600 | 50 | 50 | N/A | 20 | 25 | N/A | Accessory structures, see Section 20.10.030 | 35 |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | SUBPART D | |
|------|-----------------|-----------------------|---|--------------------------------|-------------------------------------|-----------------------------|-------------------------------|------------------------------|-----------------------------|--|-----------------------------|------------------------------------|--|---|-------------------------------------|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| AA.1 | R-F | None | Nursery, greenhouse, raising or harvesting field (tree or bush crops), poultry, pasturage | 5 acres | 125 | 200 | See Chapter 20.10 and Title 7 | 50 | 50 | N/A | 20 | 25 | N/A | No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan | 35 |
| AA.2 | R-F | None | Small or large animal veterinary hospital or clinic | 1 acre | 100 | 150 | See Chapter 20.10 and Title 7 | 50 | 50 | N/A | 20 | 25 | N/A | No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan | 35 |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | SUBPART D | |
|------|-----------------|-----------------------|---|--------------------------------|-------------------------------------|-----------------------------|-------------------------------|------------------------------|-----------------------------|--|-----------------------------|------------------------------------|--|---|-------------------------------------|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| AA.3 | R-F | None | Kennels & animal training establishments | 6 acres | 125 | 200 | See Chapter 20.10 and Title 7 | 50 | 50 | N/A | 20 | 25 | N/A | No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan | 35 |
| AA.4 | R-F | None | Feeder lots | 20 acres | 125 | 200 | See Chapter 20.10 and Title 7 | 50 | 50 | N/A | 20 | 25 | N/A | No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan | 35 |
| AA.5 | R-F | None | Other permitted uses, except as otherwise specified in this Title | 1 acre | 125 | 200 | See Chapter 20.10 | 50 | 50 | N/A | 20 | 25 | N/A | See Chapter 20.10 | 35 |

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APPENDIX "B"

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|----|-----------------|---|---|---|-------------------------------------|-----------------------------|-------------------------------------|--|--|--|---|--|--|-------------------|--|
| B | | | | Lot & Dwelling Size | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| BB | PMD | 1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered | All Uses; maximum density per gross acre is determined on a percent average slope basis of the property (see Section 20.10.370 of this Title) | No minimum; except where private open space is proposed, a minimum lot area of one-half (½) acre for single- & two-family dwellings | None | None | See Section 20.10.370 of this Title | 10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan | 10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan | N/A | 5, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan | 10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan | 10' between detached structures, plus 2 additional feet of separation for each story over 2; minimum 10' setback for all structures abutting public or private ROW; except that a 20' driveway is required | See Chapter 20.10 | 35; measured from the lowest living area floor level & shall not exceed 35 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses |

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| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|------|-----------------|---|---|--------------------------------|-------------------------------------|-----------------------------|--|---|-----------------------------|--|-----------------------------|------------------------------------|--|---|---|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| CC | S-D | 1 acre (City Council may designate sites of less than one acre) | Single-family detached | 4,000 | 40 | 100 | See Section 20.10.360 of this Title; reduced lot sizes may be requested thru approval of a site development plan | 10, except that a 20' driveway must be provided | 10 | N/A | 10 feet between structures | 10 | N/A | See Section 20.10.360 of this Title; reduced setbacks may be requested thru approval of a site development plan | 45; except in developments of more than 25 acres or as approved by City Council |
| CC.1 | S-D | 1 acre (City Council may designate sites of less than one acre) | Other permitted uses, except as otherwise specified in this Title | N/A | N/A | N/A | Max of 13.5 dwelling units per acre | 20 | 10 | N/A | 10 feet between structures | 10 | N/A | See Section 20.10.360 of this Title; reduced setbacks may be requested thru approval of a site development plan | 45; except in developments of more than 25 acres or as approved by City Council |
| DD | U-P | See Development Standards in Section 20.10.360 of this Title | Single-family detached & attached, two-family | N/A | N/A | N/A | See Development Standards in Section 20.10.360 of this Title | 0 | 0 | N/A | 0 | 0 | N/A | Accessory structures, see Section 20.10.030 | See Development Standards in Section 20.10.360 of this Title |

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APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|------|-----------------|---|---|--------------------------------------|-------------------------------------|-----------------------------|---|---|-----------------------------|--|-----------------------------|------------------------------------|--|---|--|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| DD.1 | U-P | See Development Standards in Section 20.10.360 of this Title | Apartments | lot area of 500 sf per dwelling unit | N/A | N/A | See Development Standards in Section 20.10.360 of this Title | 0 | 0 | N/A | 0 | 0 | N/A | See Development Standards in Section 20.10.360 of this Title | See Development Standards in Section 20.10.360 of this Title |
| DD.2 | U-P | See Development Standards in Section 20.10.360 of this Title | Residential/commercial mixed-use | 9,360 | 75 | N/A | See Development Standards in Section 20.10.360 of this Title | 0 | 0 | N/A | 0 | 0 | N/A | See Chapter 20.10 | See Development Standards in Section 20.10.360 of this Title |
| DD.3 | U-P | See Development Standards in Section 20.10.360 of this Title | Church | No minimum | No minimum | No minimum | See Development Standards in Section 20.10.360 of this Title | 0 | 0 | N/A | 0 | 0 | N/A | N/A | See Development Standards in Section 20.10.360 of this Title |
| EE | P-R I | 1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less. | Single-family detached | 4,000 | 40 | 100 | Maximum of 7 units per acre; lot size may be reduced by site development plan; see Development Standards in Section 20.10.360 | 10, except that a 20' driveway must be provided | 10 | N/A | 10 between structures | 10 | N/A | See Section 20.10.360 of this Title; setbacks may be reduced if approved on site development plan | 35; except as approved by City Council |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|------|-----------------|---|---|--------------------------------------|--------------------------------------|--------------------------------------|--|---|--------------------------------------|--|-----------------------------|--------------------------------------|--|---|--|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| EE.1 | P-R I | 1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less. | Other permitted uses, except as otherwise specified in this Title | As approved on site development plan | As approved on site development plan | As approved on site development plan | Maximum of 7 units per acre; see Development Standards in Section 20.10.360 | As approved on site development plan | As approved on site development plan | N/A | 10 between structures | As approved on site development plan | N/A | See Section 20.10.360 of this Title; setbacks determined by site development plan | 35; except as approved by City Council |
| FF | P-R II | 1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less. | Single-family detached | 4,000 | 40 | 100 | Maximum of 14 units per acre; lot size may be reduced by site development plan; see Development Standards in Section 20.10.360 | 10, except that a 20' driveway must be provided | 20 | N/A | 10 between structures | 10 | N/A | See Section 20.10.360 of this Title; setbacks may be reduced if approved on site development plan | 35; except as approved by City Council |
| FF.1 | P-R II | 1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less. | Other permitted uses, except as otherwise specified in this Title | As approved on site development plan | As approved on site development plan | As approved on site development plan | Maximum of 14 units per acre; see Development Standards in Section 20.10.360 | As approved on site development plan | As approved on site development plan | N/A | 10 between structures | As approved on site development plan | N/A | See Section 20.10.360 of this Title; setbacks determined by site development plan | 35; except as approved by City Council |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | SUBPART D | |
|------|-----------------|-----------------------|---|--------------------------------------|--------------------------------------|--------------------------------------|--|------------------------------|-----------------------------|--|-----------------------------|------------------------------------|--|--|--|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| GG | P-C | No minimum | Neighborhood shopping center | As approved on site development plan | As approved on site development plan | As approved on site development plan | See Development Standards in Section 20.10.360 of this Title | 10 | 10 | N/A | 10 | 10 | N/A | Principal access shall be from collector or arterial streets. No access from a residential street. | 25 |
| GG.1 | P-C | No minimum | Community shopping center | As approved on site development plan | As approved on site development plan | As approved on site development plan | See Development Standards in Section 20.10.360 of this Title | 10 | 10 | N/A | 10 | 10 | N/A | Principal access shall be from collector or arterial streets. No access from a residential street. | 45 |
| GG.2 | P-C | No minimum | Regional shopping center | As approved on site development plan | As approved on site development plan | As approved on site development plan | See Development Standards in Section 20.10.360 of this Title | 10 | 10 | N/A | 10 | 10 | N/A | Principal access shall be from collector or arterial streets. No access from a residential street. | 100' or 8 stories, provided any building over 45' is located at least 300' from any residential or apartment district where the height limit is less than 100' |

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APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|------|-----------------|-----------------------|---|--------------------------------------|--------------------------------------|--------------------------------------|--|------------------------------|--|--|---|------------------------------------|--|--|---|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| GG.3 | P-C | No minimum | Other permitted uses, except as otherwise specified in this Title | As approved on site development plan | As approved on site development plan | As approved on site development plan | See Development Standards in Section 20.10.360 of this Title | 10 | 10 | N/A | 10 | 10 | N/A | See Chapter 20.10 | Per approved site development plan |
| HH | P-I | No minimum | All Uses, except as otherwise specified in this Title | 12,000 | 80 | 150 | Floor area ratio not to exceed 50%; see Chapter 20.10 | 15 | 10, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district | N/A | 0, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district | 10 | N/A | Where a P-I tract abuts railroad property containing a spur track on the rear or side property line, structures may extend to the property line for the purpose of receiving railroad service. | No building shall exceed 40', not including machinery rooms, spires, antennas, etc. |

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|------|-----------------|-----------------------|---|--------------------------------|-------------------------------------|-----------------------------|--|---|--|--|-----------------------------|------------------------------------|--|---|---|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| II | SRR | 1,000 sf | Single-family attached & detached | 1,000 | N/A | N/A | See Development Standards in Section 20.10.360 of this Title | 0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW | 0' when abutting a dedicated alley; 20' when not abutting an alley | N/A | 5 | 5 | N/A | Reduction in side yard setbacks may be considered with site plan approval | 35 feet; additional height may be granted by special permit |
| II.1 | SRR | 2,400 | Two-family | 2,400 | N/A | N/A | See Development Standards in Section 20.10.360 of this Title | 0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW | 0' when abutting a dedicated alley; 20' when not abutting an alley | N/A | 5 | 5 | N/A | Reduction in side yard setbacks may be considered with site plan approval | 35 feet; additional height may be granted by special permit |

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| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|------|-----------------|---|---|---|-------------------------------------|-----------------------------|--|---|--|--|--|--|--|---|---|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| II.2 | SRR | 3,000 | Apartments | 3000 sf site area; 500 sf lot area required per dwelling unit | N/A | N/A | See Development Standards in Section 20.10.360 of this Title | 0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW | 0' when abutting a dedicated alley; 20' when not abutting an alley | N/A | 5 | 5 | N/A | Reduction in side yard setbacks may be considered with site plan approval | 35 feet; additional height may be granted by special permit |
| II.3 | SRR | 1,000 sf | Other permitted uses, except as otherwise specified in this Title | No minimum | No minimum | No minimum | See Development Standards in Section 20.10.360 of this Title | 0 | 0 | N/A | 0 | 0 | N/A | See Chapter 20.10 | 35 feet; additional height may be granted by special permit |
| JJ | R-MU | 1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development within a multi-story building or buildings. | Determined by master zoning plan | N/A | N/A | N/A | See Development Standards in Section 20.10.360 of this Title | No minimum; determined by master zoning plan | No minimum; determined by master zoning plan | N/A | No minimum; determined by master zoning plan | No minimum; determined by master zoning plan | N/A | See Chapter 20.10 | No maximum; determined by master zoning plan |

TABLE OF DENSITY AND DIMENSIONAL STANDARDS

APPENDIX "B"

| A | | SUBPART A | SUBPART B | | | | | SUBPART C | | | | | | | SUBPART D |
|----|-----------------|--|---|--------------------------------|-------------------------------------|-----------------------------|--|--|--|--|--|--|--|-------------------|--|
| B | | | Lot & Dwelling Size | | | | | Building Setbacks (in feet) | | | | | | | |
| C | Zoning District | Minimum District Area | Permitted Use (as established in Chapter 20.08) | Minimum Lot Area (square feet) | Minimum Average Lot Width (in feet) | Minimum Lot Depth (in feet) | Other Standards | Minimum Front Yard (in feet) | Minimum Rear Yard (in feet) | Minimum Cumulative Front & Rear Yard Total | Minimum Side Yard (in feet) | Minimum Side Street Yard (in feet) | Minimum Cumulative Side & Side Street Yard Total | Other Standards | Maximum Height Limitation (in feet) |
| KK | G-MU | 3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development within a multi-story building or buildings. | Determined by master zoning plan | N/A | N/A | N/A | See Development Standards in Section 20.10.360 of this Title | No minimum; determined by master zoning plan | No minimum; determined by master zoning plan | N/A | No minimum; determined by master zoning plan | No minimum; determined by master zoning plan | N/A | See Chapter 20.10 | No maximum; determined by master zoning plan |
| LL | I-MU | 3 acres | Determined by master zoning plan | N/A | N/A | N/A | See Development Standards in Section 20.10.360 of this Title | No minimum; determined by master zoning plan | No minimum; determined by master zoning plan | N/A | No minimum; determined by master zoning plan | No minimum; determined by master zoning plan | N/A | See Chapter 20.10 | No maximum; determined by master zoning plan |