

DISTRICT AND GENERAL REGULATIONS

TABLE 2-5.4. SIZE AND DIMENSION REGULATIONS

5/11/2009		Minimum Required Yards (in linear feet) (A)										Impervious Surface and Open Space Ratio (B)		Additional Comments (E)	
District		Minimum Lot Area (square feet)	Minimum Lot Width (Linear feet)	Minimum Corner Lot Width (Linear Feet)	Minimum Front Lot Line	Side Corner Lot Line	Side Interior Lot Line	Rear Lot Line	Maximum Height (in feet) (C)	Floor Area Ratio (FAR)	Minimum Living Area (square feet)	Density (Maximum units per acre) (D)	Open Space		Impervious Surface
R-8	Single-Family Dwelling	8,000	70	80	25	25	7.5	20	35	N/A	950	5	50	50	
R-9	Single-Family Dwelling	9,000	75	85	25	25	7.5	20	35	N/A	1,300	5	50	50	
R-12.5	Single-Family Dwelling	12,500	85	95	25	25	10	20	35	N/A	1,750	5	50	50	
R-2F	One/Two-Family Dwelling	SF 8,000 2F 9,000	85	95	25	25	7.5	20	35	N/A	SF 950 2F/18R 800 2BR 1,000 3BR 1,200 +3 BR 1,500	13	50	50	
RMF-13	Multifamily: SF 2F 3F Greater than 3 residential units Townhome	8,000	85	95	25	10	10	20	35	N/A	STD 500	13	50	50	(F)
		9,000 10,000 Add 3.350 sf for each unit 8,000 (G)	35	95	10	15	15	30	35	N/A	1 BR 800 2 BR 1,000 3 BR 1,200	13	50	50	(F)(H)
RMF-20	Multifamily 3F Greater than 3 residential units	6,534 Add 2,178 sf for each unit	35	95	25	10	10	25	35	N/A	STD 500 1 BR 550/DU + 200 sq ft. for each Additional Borm.	20	30	70	(F)
RMH-8	Mobile Home	8,000	70	80	15	25	7.5	10	20	N/A	900	5	50	50	
RMHP	Mobile Home Park (Minimum 2 acres)	5,000	50	60	15	7.5	7.5	10	20	N/A	900	13	50	50	
PRD	Planned Residential Development (Minimum 3 acres)	5,000	(I)	(I)	(I)	(I)	(I)	(I)	(I)	N/A	STD 500 1 BR 800 2 BR 1,000 3 BR 1,200	(J)	50	50	

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OR	Residential Office: Single story Multi-story	20,000 20,000	50 85	60 95	25 25	25 25	10 10	20 20	35(K)	0.2 0.2	STD 500 1 ER 800 2 BR 1,000 3 BR 1,200	N/A N/A	35 35	65 65	
CL	Limited Commercial	20,000	85	95	25	25 (L)	10 (L)	20	35	0.20	N/A	N/A	25	75	
CG	General Commercial	20,000	85	95	25	25 (L)	7.5 (L)	20	35	0.25(M)	N/A	N/A	25	75	
CS	Service Commercial	20,000	85	95	25	25 (L)	7.5 (L)	20	35	0.25(M)	N/A	N/A	25	75	
I	Industrial	20,000	85	25	25	25	7.5 (L)	20	35	0.35	N/A	N/A	25	75	(N)
I-M	Industrial Medium	20,000	85	95	35	25	30	20	35	0.35	N/A	N/A	25	75	(S)
PMX-L	Planned Mixed Development Low Density	3 acres	(I)	(I)	(I)	(I)	(I)	(I)	(C)	0.25	STD 500 1 BR 800 2 BR 1,000 3 BR 1,200	13	35	65	
PMX-H	Planned Mixed Development High Density	3 acres	(I)	(I)	(I)	(I)	(I)	(I)	(C)	0.50	STD 500 1 BR 800 2 BR 1,000 3 BR 1,200	13	25	75	
PMX-MID	Planned Mixed Use Mid-Rise	N/A	(I)	(I)	(I)	(I)	(I)	(I)	6 stories	1.0	STD 800 1 BR 1,000 2 BR 1,200 3 BR 1,400	25 Dwelling Units/80 Hotel Units	20	80	
PMX-HIGH	Planned Mixed Use High Rise	N/A	(I)	(I)	(I)	(I)	(I)	(I)	10 stories	1.5	STD 800 1 BR 1,000 2 BR 1,200 3 BR 1,400	30 Dwelling Units/80 Hotel Units	10	90	
PS	Public/Semipublic	15,000	100	110	30	25 (L)	10	25	35	0.20	N/A	N/A	20	80	
ROS	Recreation and Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.10	N/A	N/A	80	30	(P)(Q)
C	Conservation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(R)	N/A	N/A	0.20	(R)	(R)	

## Footnotes:

- A. As measured from the property line to the main structure.
- B. This is a ratio of impervious surface area and open space to the lot size. Impervious surfaces include rooftops, driveways and sidewalks, as well as asphalt and concrete parking surfaces.
- C. In all areas Zoned CG, CS, I, PMX-L, or PMX-H, building height in excess of 35 feet may be permitted as a conditional use. Additionally, refer to Sections 2-7.11 and 3-10.12 for exceptions to the maximum height limit.
- D. The maximum density is not guaranteed by right. Instead, the maximum density shall be determined based on site-specific assessment, including consideration of the natural characteristics of the site, as well as the performance standards stipulated in Chapter III of the ULDR's.
- E. No buildings shall be located within 50 feet of the ordinary high-water line or wetland line of any Class III waters per Section 3-11.1(C)(2). Additionally, buffers shall be 25 feet on lots less than five acres created prior to February 17, 1992. Swimming pools shall not be located within 35-feet of the ordinary high-water line of a lake per ULDR Section 1-5.7(d).
- F. There shall be a side yard on each side of a residential structure of not less than ten feet for one and two-story buildings, 12 feet for three story buildings, 14 feet for four story buildings and two additional feet for each story over four. Any side yard abutting a street shall be the same as the front yard requirement on the intersecting street, unless platted and designated otherwise.
- G. The average lot area in any townhouse group shall not be less than 2,000 square feet per dwelling unit, and no lot in any group shall contain an area less than 1,800 square feet.
- H. Required minimum yards provided herein are for those yards between townhouse buildings within the development. ULDR Table 3-10.7(2), Minimum Standards for Required Bufferyards and Landscape Screening, and Article XIII, Landscaping, provides requirements for perimeter yards of the development parcel (including front, side and rear).
- I. Minimum required lot width and setbacks shall be determined based on specific development review procedures cited in Article XX of the ULDR, including site plan review and application of performance criteria.
- J. The maximum allowable density shall be based upon the Future Land Use Map designation. The maximum allowable density shall not exceed 5 units per acre in areas designated Residential Low Density; 13 units per acre in areas designated Residential Medium Density; and 20 units per acre in areas designated Residential High Density.
- K. No structure shall be constructed in excess of twenty-four feet in height within 100 feet of the side or rear lot line of any existing single-family residential structure or residentially zoned, undeveloped lot.
- L. In lieu of these side yard requirements, a four-hour rated firewall may be substituted. However, a lot abutting residentially zoned property shall have a side yard of at least 30 feet. Refer to Table 3-10.7(2) Minimum Standards for Required Bufferyards.
- M. For parcels located on an arterial road, the maximum FAR may be increased to 0.35.
- N. The parking of passenger vehicles shall not be permitted in the front 50 percent of required front yards and bufferyards as otherwise established.
- P. Any buildings or structures erected within this district shall be for parks and recreation purposes or protective services and shall support said purposes; buildings or structures erected within this district shall be approved by the City Commission after receiving recommendations from the Building and Zoning Officials and the Parks and Recreation Director of the City.

- Q. Impervious area greater than 30 percent shall require a conditional use approval.
- R. The City has adopted a conservation overlay designation, and any land located within this designated area shall undergo an environmental impact review prior to development or redevelopment. Areas depicted in the overlay are environmentally sensitive and consist of remaining wildlife habitat areas and vegetative communities, as well as wetlands, floodplains, and areas impacted by potable water wellfields within the corporate City limits. Development within the conservation overlay zone may or may not be allowed at reduced densities and intensities. Where site-specific conservation measures cannot mitigate the adverse impacts of proposed development, development applications shall be denied.
- (S) Refer to ULDR Section 2-7.28 for design and performance standards for the Industrial Medium zoning district.

(Ord. No. 96-867, § IV, 7-15-96; Ord. No. 98-901, § III, 2-2-98; Ord. No. 99-964, § VII, 10-4-99; Ord. No. 02-1045, § 7, 5-13-02; Ord. No. 06-1200, § V, 7-24-06)