

**TABLE A: RESIDENTIAL LOT REQUIREMENTS (See §§ 154.070 - 154.120 for complete lists)**

	Minimum Lot Size	Minimum Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Maximum Height	Bulk	Accessory Building	Density
<b>R-1</b> Single-Family Residential <b>154.080</b>	10,500 sq ft	75 ft	30 ft	35 ft	<i>Internal Lot:</i> 8 ft <i>Corner Lot:</i> 15 ft	No principal structure or building shall exceed three stories or 30 feet in height, whichever is less, except the following which shall not exceed 45 feet in height: church spires, belfries, or cupolas that do not contain usable space; monuments; flag poles; radio, television and other communication towers; and chimneys.	Floor area ratio and ground floor area shall not exceed: 0.3 Maximum 40% impervious surface coverage.	No accessory buildings, including garages, on any lot may be placed less than 5 ft from the side and/or rear property lines of the lot. Accessory buildings including garages on any corner lot where the principal structure is incomplete or non-existent as of January 1, 1994, may be placed no closer to the side property line than the front yard setback in effect on the relevant side street. Uncovered decks must be placed on any lot in compliance with the rear, side,	<i>Single-Family:</i> 10,500 sq ft <i>Two-Family and Cluster Housing:</i> 5,000 sq ft
<b>R-2</b> Medium Density Residential Single-Family District <b>154.090</b>	<i>Single-Family:</i> 6,000 sq ft <i>Two-Family:</i> 10,000 sq ft	<i>Single-Family:</i> 60 ft <i>Two-Family:</i> 80 ft	<i>Single- and Two-Family:</i> 30 ft	<i>Single- and Two-Family:</i> 35 ft	<i>Single- and Two-Family:</i> <i>Internal Lot:</i> 8 ft <i>Corner Lot:</i> 12 ft				<i>Single-Family:</i> 6,000 sq ft <i>Two-Family and Cluster Housing:</i> 5,000 sq ft
<b>R-3</b> Townhouse & Multiple-Family Residential <b>154.100</b>	<i>Single-Family Detached:</i> 7,200 sq ft <i>Duplex:</i> 10,000 sq ft <i>Townhouse, Multiple:</i> 9,000 sq ft	60 ft	30 ft	35 ft	<i>Internal Lot:</i> 8 ft <i>Corner Lot:</i> 12 ft				<i>Duplex:</i> 5,000 sq ft <i>Townhouse/ Multiple Family:</i> 3,000 sq ft per dwelling unit

and front setbacks for the principal structure on the lot, except in the R-1 and R-2 where decks can be located a minimum of 20 feet from the rear lot line.

<b>R-4</b> Multiple-Family Residential <b>154.110</b>	10,000 sq ft	80 ft	30 ft	35 ft	<i>Internal Lot: 15 ft</i> <i>Corner Lot: 15 ft</i>	No principal structure or building shall exceed four stories or 40 feet in height, whichever is less, except the following which shall not exceed 45 ft in height: church spires, belfries, or cupolas that do not contain usable space; monuments; flag poles; radio, television and other communication towers; and chimneys.	Ground Floor area should not exceed: 0.4 Floor area should not exceed: 0.5 Maximum 50% impervious surface.		Minimum lot area per dwelling unit in a multiple family development shall not be less than 1,320 sq ft of lot area for each dwelling unit.
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<b>R-5 Manufactured Home District 154.120</b>	Each manufactured home site shall contain at least 5,000 sq ft of land area for exclusive use of the occupant.	<i>Lot Width:</i> 50 ft <i>Lot Depth:</i> 100 ft	25 ft within manufactured home parks platted after Jan. 1, 2014 20 ft within manufactured home parks platted prior to 2014 Lots that have a curved front shall have at least ½ of the home adjacent to the curved portion. If the front of the home is adjacent, the setback is 20 ft.	10 ft within manufactured home parks platted after January 1, 2014. 3 ft within manufactured home parks platted prior to 2014.	5 ft within manufactured home parks platted after January 1, 2014. Within manufactured home parks platted prior to January 1, 2014: <i>Internal Lot:</i> 3 ft <i>Corner Lot:</i> 10 ft Lots that have a curved front shall have at least ½ of the home adjacent to the curved portion. If the side of the home is adjacent the setback is 10 ft.				<i>Maximum Lot Coverage:</i> The area occupied by a manufactured home shall not exceed 30% of the total area of the manufactured home site.

(Ord. 2013-05, passed 5-20-2013; Am. Ord. 2013-10, passed 12-2-2013; Am. Ord. 2014-05, passed 5-19-2014; Am. Ord. 2015-07, passed 6-1-2015; Am. Ord. 2018-12, passed 7-2-2018; Am. Ord. 2020-01, passed 2-3-2020; Am. Ord. 2021-02, passed 2-1-2021)

**TABLE B: DESIGN AND PERFORMANCE STANDARDS TABLE (See §§ 154.070 – 154.120 for complete lists)**

	Minimum Livable Floor Space: Single-Family	Parking and Garage Parking	Limit on Surfacing in Front Yard
<b>R-1</b> Single-Family Residential <b>154.080</b>	<i>One Story:</i> 900 sq ft <i>Two-Story:</i> 1,200 sq ft <i>Duplex:</i> 900 sq ft per unit	<ul style="list-style-type: none"> <li>Each dwelling unit shall have a minimum of 2 off-street parking spaces. A minimum of a 1-car garage, expandable to a 2-car garage while meeting required yard requirements is required at the time of constructing the dwelling.</li> <li>Parking in the front yard shall only be on an improved driveway consisting of concrete, brick pavers, or asphalt-bituminous pavement. Property developed and property for which construction has commenced or a building permit issued prior to December 31, 1991 and which has a driveway with the grade sloped to a paved city street shall conform to this requirement on or before December 31, 1994. Properties which have a driveway with the grade sloped to an unpaved city street shall conform to this requirement within 3 years after the city street is improved with an asphalt-bituminous pavement.</li> </ul>	Driveways and surfaces for outdoor parking shall not occupy more than 40% of the front yard unless approved as part of a planned unit development.
<b>R-2</b> Medium Density Residential Single-Family District <b>154.090</b>	<i>One Story:</i> 900 sq ft <i>Two-Story:</i> 1,200 sq ft <i>Duplex:</i> 900 sq ft per unit	<ul style="list-style-type: none"> <li>Each dwelling unit shall have a minimum of 2 off-street parking spaces. A minimum of a 1-car garage, expandable to a 2-car garage while meeting required yard requirements is required at the time of constructing the dwelling.</li> <li>Parking in the front yard shall only be on an improved driveway consisting of concrete, brick pavers, or asphalt-bituminous pavement. Property developed and property for which construction has commenced or a building permit issued prior to December 31, 1991 and which has a driveway with the grade sloped to a paved city street shall conform to this requirement on or before December 31, 1994. Properties which have a driveway with the grade sloped to an unpaved city street shall conform to this requirement within 3 years after the city street is improved with an asphalt-bituminous pavement.</li> </ul>	
<b>R-3</b> Townhouse & Multiple-Family Residential <b>154.100</b>	<i>Single-Family House:</i> <ul style="list-style-type: none"> <li><i>One Story:</i> 900 sq ft</li> <li><i>Two-Story:</i> 1,200 sq ft</li> <li><i>Duplex:</i> 900 sq ft per unit</li> </ul> <i>Multiple-Family Units:*</i> <ul style="list-style-type: none"> <li><i>Efficiency Units:</i> 500 sq ft</li> <li><i>One Bedroom:</i> 600 sq ft</li> <li><i>Two Bedroom:</i> 750 sq ft</li> <li><i>Three Bedroom:</i> 850 sq ft</li> <li><i>Four Bedroom:</i> 950 sq ft</li> </ul>	<ul style="list-style-type: none"> <li>Each dwelling unit shall have a minimum of 2 parking spaces.</li> <li>Each single-family, duplex, and townhouse unit shall have a minimum of a 1-car garage having a minimum width of 14 ft and a minimum depth of 20 ft.</li> <li>Parking in the front yard shall only be on an improved driveway consisting of concrete, brick pavers, or asphalt-bituminous pavement. Property developed and property for which construction has commenced or a building permit issued prior to December 31, 1991 and which has a driveway with the grade sloped to a paved city street shall conform to this requirement on or before December 31, 1994. Properties which have a driveway with the grade sloped to an unpaved city street shall conform to this requirement within 3 years after the city street is improved with an asphalt-bituminous pavement.</li> </ul>	
<b>R-4</b> Multiple-Family Residential <b>154.110</b>	*The minimum areas specified above for multiple unit buildings shall not include areas occupied by stairs, hallways, entryways and utility rooms. Closet space in excess of 15% of above minimum floor areas shall not be included. No multiple dwelling shall have efficiency unit in excess of 20% of the total number of units in the building.	<ul style="list-style-type: none"> <li>Each dwelling unit shall have a minimum of 2 parking spaces. Each single-family dwelling unit, each dwelling in a duplex, and each townhouse unit shall have a minimum of a 1 car garage with a minimum width of 14 ft and a minimum depth of 20 ft. Each apartment unit shall have a minimum of 1 parking stall in an underground garage or in a free standing garage.</li> <li>Parking in the front yard shall only be on an improved driveway consisting of concrete, brick pavers, or asphalt-bituminous pavement. Property developed and property for which construction has commenced or a building permit issued prior to December 31, 1991 and which has a driveway with the grade sloped to a paved city street shall conform to this requirement on or before December 31, 1994. Properties which have a driveway with the grade sloped to an unpaved city street shall conform to this requirement within 3 years after the city street is improved with an asphalt-bituminous pavement.</li> </ul>	

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<b>R-5</b> Manufactured Home District <b>154.120</b>		<ul style="list-style-type: none"> <li>• Each home park shall maintain off-street overload parking lot for guests of occupants in the amount of 1 space for each 3 sites. (Meet parking standards in §§ 154.221 through 154.230)</li> <li>• Each manufactured home site shall be required to provide 1 garage on site. The garage shall not be wider than 24 feet and not longer than 28 feet. Two combined garages shall be permitted on adjacent lots sharing a common wall and shall not be wider than 28 feet in width and 28 feet in length.</li> </ul>	

(Ord. 2013-05, passed 5-20-2013; Am. Ord. 2013-10, passed 12-2-2013; Am. Ord. 2014-03, passed 5-19-2014; Am. Ord. 2014-05, passed 5-19-2014)