

TABLE 2
HEIGHT, SETBACK AND AREA SCHEDULE

Minimum/Maximum Bulk Requirements (In Feet)

Zoning District	Max. Height ¹	Minimum Setbacks				Interior Lots	Corner Lots	All Lots
		Front Yard	Rear Yard	Interior Side Yard	Street Side Yard ²	Min. Lot Area (Sq. Ft.) ⁷	Min. Lot Area (Sq. Ft.) ⁷	Min. Lot Frontage ³
RS-1	45	40	40	20	30	40,000	40,000	100
RS-2	45	35	35	15	20	20,000	20,000	75
R-1 ⁴	25	20	20	6	15	8,000	9,500	50
R-2	35	20	15	6	15	6,000	7,500	45
R-3	45	20	15	6	15	6,000	7,500	45
C-1	45	20	15	6	15	5,000	6,500	40
C-2	None	0	0	0	0	0	0	0
C-3	None	0	0	0	0	0	0	0
C-4	None	0	0	0	0	0	0	0
I-P	None	20	0	0	20	0	0	0
M-1	None	20	0	0	20	0	0	0
M-2	None	20	0	0	20	0	0	0
A-D	See Footnote ⁵	0	0	0	0	0	0	0

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C-D ⁶	None	20	15	10	20	0	0	0
H-D ⁶	None	20	5	5	20	0	0	0
P-D ⁸	None	0	0	0	0	0	0	0

Footnotes To Table:

The following footnotes correspond with the minimum/maximum bulk requirements listed in this table:

1. The maximum height, if there is one, may be exceeded by special use permit approval. Regardless of the zoning district, if a new structure is being built immediately adjacent to a single-family dwelling or a duplex, the maximum height of the new structure shall be 25 feet unless allowed to exceed such maximum height by special use permit approval.
2. The street side yard garages must meet the 20 foot front yard setback.
3. Minimum lot frontage for lots on cul-de-sacs or roadways with a radius curve shall be measured from the setback line not from the property line.
4. Platted residential lots located within the R-1 zoning district that are less than 7,000 square feet shall comply with the R-2 zoning district setback requirements. For corner lots, this shall apply to all platted residential lots that are less than 8,500 square feet.
5. New buildings and structures located within the airport district shall comply with height restrictions listed in form 7460 issued by federal aviation administration.
6. Newly constructed buildings in the college district and hospital district that are adjacent to the boundary of a residentially zoned property shall be set back an additional 6 inches for every additional 1 foot of building height in excess of 25 feet.
7. Residential lots that are part of a final plat may reduce the required minimum lot area by up to 10% if the required densities (dwelling units per gross acre) are met for the underlying zone.
8. Public land uses within Section 10-02-02, Table 1, located in zoning districts other than the P-D (public) shall be permitted to utilize the same height, setback and area requirements as permitted in the P-D (public) zone.

(Ord. 3010, 11-16-2015; Ord. 3065, 9-19-2016; Ord. 3156; 7-16-2018; Ord. 3237, 10-7-2019; Ord. 3557, 12-19-2023)