

**Table 7.01.01: Density, Area, Height and Bulk Requirements.**

Zoning District	LBCS	Maximum Density <sup>2</sup>	Floor Area Ratio (FAR)	Max Impervious Surface (ISR)	Lot Requirements			Building Setbacks			Height Limitation	Off-street Parking	Buffers		Special Notes
					Minimum area	Width	Depth	Front	Side	Rear			Fence	Landscaping	
Estate residential (ER)		2.0		.30	20,000 sf	120 ft	120 ft	25 ft	15 ft <sup>3</sup> 15 ft <sup>4</sup>	15 ft	30 ft or 2 stories	2 spaces <sup>5</sup>			
Low-density residential (R-1)		4.0		.50	10,000 sf	85 ft	110 ft	20 ft	10 ft <sup>3</sup> 10 ft <sup>4</sup>	10 ft	30 ft or 2 stories	2 spaces <sup>5</sup>			
Single-family residential (R-2)		5.0		.60	8,000 sf	75 ft	100ft	20 ft	10 ft <sup>3</sup> 10 ft <sup>4</sup>	10 ft	30 ft or 2 stories	2 spaces <sup>5</sup>			
Medium-Density Residential (R-3)		7.0 <sup>6</sup> 10.5 <sup>7</sup>		.60	6,000 sf	60 ft	100 ft	20 ft 30 ft <sup>8</sup>	10 ft <sup>3</sup> 10 ft <sup>4</sup>	10 ft	30 ft or 2 stories	2 spaces <sup>5</sup>			
Multi-family residential (R-4) <sup>9</sup>		20.0		.75	6,000 sf <sup>10</sup> 40,000 sf <sup>11</sup>	60 ft <sup>10</sup> 85 ft <sup>11</sup>	100 ft <sup>10</sup> 120 ft <sup>11</sup>	30 ft	10 ft <sup>3</sup> 10 ft <sup>4</sup>	15 ft	30 ft or 2 stories	2 spaces <sup>5</sup>	Condition - req'd adjoining	20% - Site Plan Review	
Mobile home subdivision (M-1)		7.0		.60	6,000 sf	60ft	100 ft	20 ft	7.5 ft <sup>3</sup> 10 ft <sup>4</sup>	10 ft	30 ft or 2 stories	2 spaces <sup>5</sup>	g residential district or		10 ac <sup>12</sup>
Mobile home park (M-2)		8.0		.60	5,000 sf	50 ft	100 ft	20 ft	10 ft <sup>3</sup> 10 ft <sup>4</sup>	10 ft	30 ft or 2 stories	2 spaces <sup>5</sup>	existing residential use		10 ac <sup>11</sup> 10% recreation

<i>Zoning District</i>	<i>LBCS</i>	<i>Maximum Density<sup>2</sup></i>	<i>Floor Area Ratio (FAR)</i>	<i>Max Impervious Surface (ISR)</i>	<i>Lot Requirements</i>			<i>Building Setbacks</i>			<i>Height Limitation</i>	<i>Off-street Parking</i>	<i>Buffers</i>		<i>Special Notes</i>		
Recreational vehicle park (M-3)		14.0		.75	3,000 sf	40 ft	75 ft	20 ft	10 ft	10 ft	30 ft or 2 stories	1.5 spaces <sup>5</sup>			10 ac <sup>11</sup> 15 ft <sup>13</sup> 10% recreation		
Recreational vehicle park / campground (M-4)		18.0		.75	2,400 sf	40 ft	60 ft	20 ft	10 ft	10 ft	30 ft or 2 stories	1.5 spaces <sup>5</sup>			10 ac <sup>11</sup> 10 ft <sup>12</sup>		
Office / professional (OP)			.50	.80	None	None	None	25 ft	10 ft	15 ft	30 ft or 2 stories	§ 7.03.04.03					
Neighborhood commercial (C-1)			.50	.80	None	None	None	5 ft	0 ft	15 ft	30 ft or 2 stories	§ 7.03.04.03					
Community commercial (C-2)			.50	.80	None <sup>16</sup>	None	None	30 ft	0 ft	20 ft	30 ft or 2 stories	§ 7.03.04.03					
General Commercial (C-3)			.50	.80	None <sup>17</sup>	None	None	30 ft	50 ft	50 ft	30 ft or 2 stories	§ 7.03.04.03					Outdoor lighting restricted adjoining residential districts and uses <sup>18</sup>

<i>Zoning District</i>	<i>LB<sub>1</sub>CS</i>	<i>Maximum Density<sup>2</sup></i>	<i>Floor Area Ratio (FAR)</i>	<i>Max Impervious Surface (ISR)</i>	<i>Lot Requirements</i>			<i>Building Setbacks</i>			<i>Height Limitation</i>	<i>Off-street Parking</i>	<i>Buffers</i>		<i>Special Notes</i>
Light industrial (LI)			.50	.85	None <sup>18</sup>	75 ft	100 ft	50 ft <sup>20</sup>	50 ft <sup>20</sup>	50 ft <sup>20</sup>	30 ft or 2 stories	§ 7.03.04.03		20% req'd. Average width of 15 feet within req'd front setback	Performance standards apply

1 Land Based Classification System, Standard Color Code, American Planning Association.

2 Dwelling units per gross acre.

3 Interior lots.

4 Abutting public right-of-way.

5 Improved parking spaces per dwelling unit.

6 Single-family detached units per gross acre.

7 Duplex dwelling units per gross acre.

8 Minimum front setback for duplexes.

9 Townhouse development standards.

10 Minimum lot dimensions for duplexes.

11 Minimum lot dimensions for multi-family buildings.

12 Minimum area for mobile home subdivision.

13 Minimum distance between RVs.

14 Land Based Classification System, Standard Color Code, American Planning Association.

15 Dwelling units per gross acre.

16 Contiguous 80,000 sf of land include public right-of-way where both frontages zoned to permit predominantly non-residential uses (i.e. OP, C1, C2, C3 or LI) required to establish C2 District.

17 Contiguous 200,000 sf of land include public right-of-way where both frontages zoned to permit predominantly non-residential uses (i.e. OP, C1, C2, C3 or LI) required to establish C3 District.

18 No outdoor lighting shall be directed into adjacent residential areas or at angles that interfere with driver vision on adjacent roadways.

19 A minimum contiguous area of 800,000 sf which may include water bodies, wetlands and/or public right-of-way and where both frontages are

zoned C3 or LI is required to establish a LI District.

20 75 feet if adjacent to residentially zoned areas. For internal lots within a platted industrial park, the front setback shall be 20 feet, the side setback ten feet, and the rear setback ten feet.

(Ord. 974-07, passed 4-9-2007; Ord. 1368-18, passed 8-27-2018; Ord. 1394-20, passed 2-24-2020)