

ARTICLE 4 ZONING DISTRICT REGULATIONS

Section 4000. General Restrictions.

Except as hereinafter otherwise provided, no land or building shall be used, and no building, structure or improvement shall be made, erected, constructed, moved, altered, enlarged or repaired, for any purpose or in any manner except in accordance with the requirement established in the district in which such land, building, structure, or improvement is located, and in accordance with the provisions of this ordinance.

Section 4001. Residential Use Restrictions.

Whenever the specific district regulations pertaining to one district permit residential uses of a more restrictive district, such residential uses shall be subject to the conditions as set forth in the regulations of the more restrictive district unless otherwise specifically stated. For the purpose of this Ordinance, the level of restrictions shall be in the order of districts listed in Section 3100, with the "A", Agricultural District as the most restrictive to the "I-2", Heavy Industrial District as the least restrictive.

Section 4002. General Purpose and Description Provisions.

Paragraphs included within the district regulations in Article 4 hereof entitled "General Purpose and Description" contain general descriptive information to provide the reader with a conceptual understanding of the general legislative intent of the district indicated. The provisions of such paragraphs are directory and not mandatory.

Section 4101. PR, Pre-Development District Regulations.

- A. **General Purpose and Description:** To identify areas that will ultimately be developed for residential, commercial or industrial purposes. This zoning classification does not infer any specific indication of future land uses other than its projection for some form of residential, commercial or industrial development. The actual zoning classification for properties in these areas will be converted to a residential, commercial or industrial zoning district classification at the initiation of the development process by a properly filed zoning change request to be evaluated in conformance with the City's Zoning Ordinance. The zoning classification selected will be determined based upon normal zoning change review criteria to include the City's then current Land Use Plan, Thoroughfare Plan, and the developer's projected uses.
- B. **Permitted Uses:** Uses permitted in the PR District shall be the same as those permitted in the SF-12/22 District.
- C. **Area and Height Regulations:** Area and height regulations in the PR District shall be the same as those provided for the SF-12/22 District.

Section 4102. A, Agricultural District Regulations.

- D. **General Purpose and Description:** To establish and preserve agricultural areas for those agricultural uses which are compatible with nearby urban development.
- E. **Permitted Uses:** Uses permitted in an A, Agricultural District are set forth in Section 4400.

SECTION 4500B. AREA AND HEIGHT REGULATIONS. 1.) RESIDENTIAL DISTRICTS:

| Zoning District ⁶ | Minimum Lot Area per Dwelling Unit (Sq. Ft.) | Minimum Floor Area Per Unit (Sq. Ft.) | Maximum Lot Coverage | Minimum Lot Width (Feet) | Minimum Lot Depth (Feet) | Minimum Front Yard (Feet) | Minimum Rear Yard (Feet) ¹ | Minimum Interior Side Yard (Feet) ¹ | Minimum Exterior Side Yard (Feet) | | Maximum Height (Feet) | Minimum Masonry Construction ⁶ |
|------------------------------|--|---------------------------------------|----------------------|--------------------------|--------------------------|---------------------------|---------------------------------------|--|-------------------------------------|-------------------------------------|-----------------------|---|
| | | | | | | | | | backing up to an abutting side yard | backing up to an abutting rear yard | | |
| A | 2 acres | 2,200 | 15% | 150 | 200 | 40 | 15 | 25 | 25 | 25 | 35 | See Section 4600 |
| SF-12/22 | 12,000 | 2,200 | 45% | 90 | 120 | 25 | 25 | 10 | 25 | 15 | 35 | |
| SF-9.6/20 | 9,600 | 2,000 | 45% | 80 | 110 | 25 | 15 | 10 | 25 | 15 | 35 | |
| SF-8.4/18 | 8,400 | 1,800 | 45% | 70 | 110 | 25 | 15 | 10 | 20 | 15 | 35 | |
| SF-7.5/16 | 7,500 | 1,600 | 45% | 65 | 110 | 25 | 15 | 5 & 10 ² | 20 | 15 | 35 | |
| 2F | 3,750 | 1,000 | 45% | 65 | 110 | 25 | 15 | 5 & 10 ² | 20 | 15 | 35 | |
| MF-1 | 3,630 | See Sec. 4500F | 40% | 100 | 120 | 25 | 25 ³ | 20 ³ | 25 | 25 | 35 ⁴ | |
| MF-2 | 2,420 | See Sec. 4500F | 40% | 100 | 120 | 25 | 25 ³ | 20 ³ | 25 | 25 | 35 ⁴ | |
| SF-5AC/24 | 5 acres | 2,400 | 15% | 200 | 200 | 45 | 35 | 20 | 45 | 20 | 35 | See Section 4600 |
| SF-8.4/16 | 8,400 | 1,600 | 45% | 70 | 110 | 25 | 15 | 5/7.5 ⁵ | 20 | 15 | 35 | |
| SF-7.5/18 | 7,500 | 1,800 | 45% | 65 | 110 | 25 | 15 | 5/7.5 ⁵ | 20 | 15 | 35 | |
| SF-7.5/12 | 7,500 | 1,200 | 45% | 65 | 110 | 25 | 15 | 5/7.5 ⁵ | 20 | 15 | 35 | |
| SF-6/12 | 6,000 | 1,200 | 45% | 60 | 100 | 25 | 15 | 0/10 ⁵ | 20 | 15 | 35 | |

Footnotes:

¹ Refer to Section 7400C for minimum rear or side yard requirement on residential lots abutting property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification.

² Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.

³ Notwithstanding the above, townhomes, apartments and multi-family dwellings in MF-1 and MF-2 Districts, when located adjacent to other residential districts that do not permit multi-family dwellings, shall setback from the property line along such other residential districts four (4) feet for every one (1) foot of building height. See additional landscaping requirements in Section 7300 that may affect the building setback.

⁴ Multi-family dwelling units in MF-1 and MF-2 Districts shall not be higher than 35' or two stories, whichever is less.

⁵ For single-family detached dwellings located in SF-8.4/16, SF-7.5/18, SF-7.5/12 and SF-6/12 Districts, the minimum interior side yard shall be five (5) feet for one-story units and seven and a-half (7.5) feet for units with more than one-story. Zero-lot-line dwellings in SF-6/12 District shall comply with the provisions in Section 4500C.10.