

Sec. 53-33. - General requirements and limitations.

Chart 1								
Land Use District	Front Setback (feet)	Side Setback (feet)	Corner Lot at Side Street or Alleyway Setback (feet)	Street Side Yard Setback (feet)	Rear Setback (feet)	Min. Lot Square Footage Area	Min. Lot Street Line Width (feet)	Height Limit (feet)
A	25 <u>40</u>	25	25 <u>40</u>	25	25	43,500	150	45
UE	25	25	25	25	25	22,500	100	45
R-1-1	30 <u>35</u> ⁹	7 <u>10</u>	10 <u>20</u>	15	10 <u>20</u>	8,190 ¹	80 ¹	35
R-1-2	30 <u>25</u> ⁹	5 <u>7.5</u>	10 <u>15</u>	15 <u>10</u>	10 <u>15</u>	6,825 ¹	65 ¹	35
<u>R-1-3</u>	<u>20</u> ⁹	<u>5</u>	<u>10</u>	<u>5</u>	<u>10</u>	<u>5,540</u> ¹	<u>50</u> ¹	<u>35</u>
R-1-A	25	(2)	10	15	15	4,550 ¹	35	35
R-1-T	(3)	(3)	10 <u>15</u>	15	(3)	2,844 <u>880</u> ³	35 <u>22</u>	35
R-1-C	(4)	(4)		15	(4)	9,000 ⁴	80	45
R-2	25 ⁹	7	10	15	25	9,000	80	35
R-3-1	25	15	15	15	25	(5)	80	35 ⁶
R-3-2	25	20	15	15	25	(5)	80	45 ⁷
R-3-3	25	7	15	15	25	(13)	90	45 ⁷
M-1	25	7	15	15	25	8,190	80	35
M-2	25	7	25	25	25	8,190	80	35
CBD-1	25 ⁸	(8)	15	15	(8)	(8)	(8)	35 ⁸

CBD-2	0	0	0	0	0	2,500	25	45
RS	25	10	15	15	15	6,000	50	45
HS	50	50	50	50	50	10 acres	200	100 ^{14/15}
W	25	25	25	25	25	9,000	80	45
CM	25	50	50	50	50	43,500	150	45
E	25	25	15	15	15	6,000	50	45 ¹⁴
TU	25	7	15	15	15	(10)	(10)	(10)
B	25	25	25	15	15	(11)	(11)	(11)
PUD	(8)	(8)	(8)	15	(8)	5 acres	(8)	(8)

Notes for chart—

(1) ~~(1)~~—On approval by the city council:

- a. ~~if~~ In a section or phase of a subdivision up to 25 percent of R-1-1 lots may be less than 8,190 square feet in area but not less than 7,200 square feet, and up to 25 percent of the lots may be less than 80 feet in width but not less than 65 feet in width; and
- b. ~~up to~~ Up to 25 percent of R-1-2 lots may be less than 6,825 square feet in area but not less than 5,825 square feet, and up to 25 percent of the lots may be less than 65 feet in width but not less than 55 feet in width; and
- c. Up to 25 percent of R-1-3 lots may be less than 5,540 square feet in area, but not less than 4,740 square feet, and up to 25 percent of the lots may be less than 50 feet in width but not less than 45 feet in width; and
- d. ~~up to~~ Up to 25 percent of R-1-T lots may be less than ~~2,844~~880 square feet in area but not less than ~~2,500~~800 square feet, and up to 25 percent of the lots may be less than ~~35~~22 feet in width but not less than 20 ft in width; and
- e. ~~up to~~ Up to 25 percent of R-1-A lots may be less than 4,550 square feet in area but not less than 4,000 square feet, and up to 25 percent of the lots may be less than 35 feet in width but not less than 30 ft in width.

~~If~~ the city council approves any lots to be platted that have less area than the minimum area provided in the chart 1 in this section for any such zoning district, the percentage of such smaller lots actually platted and fully developed in any section or phase shall not at anytime exceed the percentage of smaller lots approved by the city council for the entire subdivision or development. In no event shall more than 25 percent of the lots in any phase or section of a subdivision have less land area than the minimum lot area established in chart 1.

- (2) Side yard setback for the R-1-A district is ten feet on one side, and a zero lot line is permitted on the other side. See definition for zero-lot-line lot.
- (3) See division 5 of this article, pertaining to residential townhouse district R-1-T.
- (4) See division 6 of this article, pertaining to residential condominium district R-1-C.
- (5) Minimum lot area for property in the R-3-1 and R-3-2 district is 12,000 square feet, plus an additional 1,500 square feet for each dwelling unit in excess of four units; provided that the density limitations set forth for each such district shall apply.
- (6) Not to exceed two stories.
- (7) Not to exceed three stories.
- (8) The conditions and limitations, setbacks and lot requirements set forth in chart 1 applicable to the district governing the proposed base use of the property shall apply within this district, i.e., if the proposed use of property within the district is a use provided for in the CBD-1 district the conditions and limitations applicable to the CBD-1 district shall apply to the property.
- (9) ~~An On~~ approval by the city council, up to 50 percent of the lots within a subdivision may have a front setback line ~~of less than 30 feet~~up to 20% less than the district minimum, but ~~not in no case~~ less than 20-16 feet; provided that no more than three consecutive and abutting lots shall have less than ~~30 feet~~the district minimum front setback; and no more than 25 percent of the lots shall have a minimum front setback of ~~25 feet~~10% less than the district minimum; and not more than 25 percent of the lots shall have a minimum front setback of ~~20 feet~~20% less than the district minimum. In no event shall a front-facing/front-loading attached garage have less than a 21' setback.
- (10) The conditions, limitations, setbacks and lot requirements shall be determined by the planning commission as part of the site development approval process subsequent to review and recommendation by staff.
- (11) The conditions, limitations, setbacks and lot size requirements shall comply fully with chapter 29, pertaining to signs.
- (12) Minimum lot area for property in the R-3-3 district is 12,000 plus 1,500 square feet for each residential unit; minimum lot width shall be 90 feet.
- (13) Height limitation applies to buildings; height for amusement rides shall be determined on a case-by-case basis.
- (14) Not to exceed 100 feet for the main hospital building, and not to exceed 75 feet for any other building. No portion of any building within 100 feet of the property line of a single-family residential use shall exceed 35 feet in height.
- (15) Permitted heights can exceed the maximum feet shown when and only when structured parking is included in the construction design of the building and occurs in the same phase of construction as the building and providing for a minimum of one-third of the number of the required parking spaces that are required by ordinance to separately serve the uses within the building.