

ZONING

17 Attachment 1

Table 5-2 Subdivision Requirements

SUBDIVISION REQUIREMENTS			ZONING DISTRICTS											
			SR	R1	R2	R3	B1	HB	B2	SCC	LCC	CBD	CBDS	M1
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED PER NET RESIDENTIAL ACRE			7	7 (1)	12 (1)	12+ (3)							N/A	
M I N I M U M L O T S I Z E	RESIDENTIAL USES (by dwelling type-- see definitions in Chapter 17.02)	Detached single-family dwellings (per unit)	7,000 sq. ft. (2)		6,000 sq. ft. (1)	5,000 sq. ft.		N/A						
		Detached single-family dwellings (zero lot line)(per unit)	5,000 sq. ft. (2)		4,000 sq. ft.									
		Attached single-family dwellings (common wall)(per unit)												
		Two-family dwellings (duplex)	8,000 sq. ft. (2)	7,000 sq. ft.										
		Multifamily dwellings and planned residential development	Density may not exceed the maximum number of dwelling units permitted per net residential acre											
	PERMITTED NONRESIDENTIAL USES		10,000 sq. ft.			5,000 sq. ft.			20,000 sq. ft. (1)	1 acre	none		1/2 acre	
Standard Lot Width (4)	All (except attached single-family dwellings)	75 ft. (5)	50 ft.			100 ft.			none	70 ft.	60 ft.			
	Attached single-family dwellings (common wall)	75 ft. (5)	50 ft.	35 ft.		50 ft.		N/A						

NOTES:

1. Multifamily or planned residential development exceeding the maximum number of dwelling units per net residential acre may be allowed in R-1 and R-2 districts as a Class (3) use in accordance with Table 4-1 and the provisions of this title.
2. In residential districts, the minimums apply when the lots are served by a public or community water system and either the municipal or approved community sewer system, in accordance with this title.
3. The subdivision requirements in this table for the B-1 district shall also apply to multifamily and planned residential development permitted in the commercial districts.
4. The lot width at the rear line of the required front yard shall not be less than fifty feet. Note: this provision does not apply to CBD.
5. The lot width shall be at least sixty feet in the SR district when lots are served by an approved public or community water and sewer system. (Ord. 1224 §2(Exh. 1 §10), 2010; Ord. 1183 §2(part), 2008; Ord. 956(part), 1993)