

CHAPTER 102, ZONING, ARTICLE V, DISTRICT REGULATIONS, DIVISION 9, DIMENSIONAL STANDARDS, SECTION 102-471 DIMENSIONAL CHART

DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
1) <u>MINIMUM LOT SIZE</u>						
a. Minimum Lot Size, Single Family Residential, Public Sewer	7,500 sf	7,500 sf	7,500 sf	2,000 sf- * [1]	43,560 sf-* [2]	20,000 sf - *[2 and 3] or 4,000 sf- *[2 and 3]
b. Minimum Lot Size, Single Family Residential, Back Lot, Public Sewer	7,500 sf	7,500 sf	7,500 sf	2,000 sf- *[1]	43,560 sf- *[2]	20,000 sf - *[2 and 3] or 4,000 sf *[2 and 3]
c. Minimum Lot Size, Single Family Residential, Subsurface System	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
d. Minimum Lot Size, Single Family Residential, Back Lot, Subsurface System	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
e. Minimum Lot Size, Two Family Residential, Public Sewer	7,500 sf	7,500 sf	7,500 sf	2,000 sf - * [1]	43,560 sf - * [2]	20,000 sf - * [2 and 3] or 4,000 sf - * [2 and 3]
f. Minimum Lot Size, Two Family Residential, Back Lot, Public Sewer	7,500 sf	7,500 sf	7,500 sf	2,000 sf - * [1]	43,560 sf - * [2]	20,000 sf - * [2 and 3] or 4,000 sf - * [2 and 3]
g. Minimum Lot Size, Two-Family Residential, Subsurface System	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
h. Minimum Lot Size, Two-Family Residential, Back Lot, Subsurface System	20,000 sf	20,000 sf	20,000 sf	Prohibited	Prohibited	Prohibited
i. Minimum Lot Size, Mult-Family Residential, Public Sewer	10,000 sf	10,000 sf	10,000 sf	2,000 sf	43,560 sf - * [2]	20,000 sf - * [2 and 3] or 4,000 sf - * [2 and 3]
j. Minimum Lot Size, Mult-Family Residential, Subsurface System	PROHIBITED	PROHIBITED	PROHIBITED	PROHIBITED	PROHIBITED	PROHIBITED
DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2

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a. Front Setback, Structure- Residential (Primary Structure)	Traditional Neighborhood Setback Pattern Area #1 - 5 ft Area #2 - 10 ft Area #3 - 15 ft Area #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	Traditional Neighborhood Setback Pattern Area #1 - 5 ft Area #2 - 10 ft Area #3 - 15 ft Area #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	Traditional Neighborhood Setback Pattern Area #1 - 5 ft Area #2 - 10 ft Area #3 - 15 ft Area #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	0 ft - * [1]	10 ft - * [1]	10 ft - * [1]
b. Front Setback, Structure- Residential (Accessory Structure)	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	0 ft - * [1]	10 ft - * [2]	10 ft - * [2]
c. Front Setback, Structure - Nonresidential (Primary Structure)	Traditional Neighborhood Setback Pattern Area #1 or # 2 - 10 ft Area #3 or #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	Traditional Neighborhood Setback Pattern Area #1 or # 2 - 10 ft Area #3 or #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	Traditional Neighborhood Setback Pattern Area #1 or # 2 - 10 ft Area #3 or #4 - 20 ft Area # 5 - 25 ft Area # 6 - 30 ft Area # 7 - 40 ft Area # 8 - 60 ft	0 ft	10 ft	10 ft
d. Front Setback, Structure - Nonresidential (Accessory Structure)	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	20 ft or Traditional Setback Pattern if Traditional is Greater than 20'	0 ft	10 ft	10 ft
DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
4) MINIMUM SIDE SETBACK FOR A STRUCTURE - * [9]						
a. Side Setback- Residential - Primary Structure	15 ft	15 ft	15 ft	0 ft - * [1]	10 ft - * [2]	5 ft - * [2]

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b. Side Setback - Residential - Accessory Structure	15 ft	15 ft	15 ft	0 ft - *[1]	10 ft -*[2]	5 ft - *[2]
c. Side Setback- Non-Residential - Primary Structure	20 ft	20 ft	20 ft	0 ft	10 ft	5 ft
d. Side Setback- Non-Residential -Accessory Structure	20 ft	20 ft	20 ft	0 ft	10 ft	5 ft
5) <u>MINIMUM REAR SETBACK FOR A STRUCTURE</u> - *[9]						
a. Rear Setback - Residential - Primary Structure	10 ft	10 ft	10 ft	0 ft - *[1]	10 ft -* [2]	5 ft - *[2]
b. Rear Setback - Residential - Accessory Structure	10 ft	10 ft	10 ft	0 ft - *[1]	10 ft - *[2]	5 ft -* [2]
c. Rear Setback - Nonresidential - Primary Structure	20 ft	20 ft	20 ft	0 ft	10 ft	5 ft
d. Rear Setback - Nonresidential - Accessory Structure	20 ft	20 ft	20 ft	0 ft	10 ft	5 ft
DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
6) <u>DENSITY STANDARD (Number of Units/Size of Lot)</u>						
a. Single Family Residential (Public Sewer)	1 Unit/7,500 sf	1 Unit/7,500 sf	1 Unit/7,500 sf	No Density Standard - *[1]	Accessory Use Only -*[1]	Accessory Use Only -*[1]

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b. Single Family Residential (Subsurface System)	1 Unit/20,000 sf	1 Unit/20,000 sf	1 Unit/20,000 sf	Prohibited	Prohibited	Prohibited
c. Single Family Residential with One Accessory Apartment (Public Sewer)	1 Primary Unit & 1 Accessory Apartment/7,500 sf	1 Primary Unit & 1 Accessory Apartment/7,500 sf	1 Primary Unit & 1 Accessory Apartment/7,500 sf	No Density Standard - *[1]	Accessory Use Only - * [2]	Accessory Use Only - *[2]
d. Single Family Residential with One Accessory Apartment, (Subsurface System)	1 Primary Unit & 1 Accessory Apartment/20,000 sf	1 Primary Unit & 1 Accessory Apartment/20,000 sf	1 Primary Unit & 1 Accessory Apartment/20,000 sf	Prohibited	Prohibited	Prohibited
e. Two-Family Residential, Public Sewer	1 two-family/7,500 sf	1 two-family/7,500 sf	1 two-family/7,500 sf	No Density Standard - *[1]	Accessory Use Only - * [2]	Accessory Use Only - *[2]
f. Two-Family Residential, Subsurface System	1 two-family/20,000 sf	1 two-family/20,000 sf	1 two-family/20,000 sf	Prohibited	Prohibited	Prohibited
g. Multi-Family Residential, Public Sewer	Prohibited -*[5]	10,000 sf to allow multi-family & 1 Unit/2,000 sf - New Construction Only -*[6]	10,000 sf to allow multi-family & 1 Unit/2,000 sf - New Construction Only -*[6]	No Density Standard - *[1]	Accessory Use Only - *[2]	Accessory Use Only - *[2]
h. Multi-Family Residential, Subsurface System	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
7) MAXIMUM LOT COVERAGE						
a. Maximum Lot Coverage - Residential (Impervious Surface Ratio); Single Family, Two-Family & Accessory Apartments	Based on Lot Size 5,000 sf or Less - 70% 5,001 to 10,000 sf - 60% 10,001 to 15,000 sf - 50% 15,001 sf or more - 40%	Based on Lot Size 5,000 sf or less - 70% 5,001 to 10,000 sf - 60% 10,001 to 15,000 sf - 50% 15,001 sf or more - 40%	Based on Lot Size 5,000 sf or less - 70% 5,001 to 10,000 sf - 60% 10,001 to 15,000 sf - 50% 15,001 sf or more - 40%	100% - *[1]	100% - *[2]	100% - *[2]

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b. Maximum Lot Coverage - Residential (Structure Coverage)	N/A	N/A	N/A	N/A	N/A	N/A
c. Maximum Lot Coverage - Nonresidential (Impervious Surface Ratio) - Standard for New Nonresidential Construction, including Multi-Family Housing, on a Vacant Lot	Based on Lot Size Less Than 10,000 sf - 80% 10,001 to 20,000 sf - 75% 20,001 - 43,560 sf - 70% 43,561 or more - 65%	Based on Lot Size Less Than 10,000 sf - 80% 10,001 to 20,000 sf - 75% 20,001 - 43,560 sf - 70% 43,561 or more - 65%	Based on Lot Size Less Than 10,000 sf - 80% 10,001 to 20,000 sf - 75% 20,001 - 43,560 sf - 70% 43,561 or more - 65%	100%	100% -* [2]	100% -*[2]
d. Maximum Lot Coverage - Nonresidential (Impervious Surface Ratio) - Standard for Nonresidential Construction, including Multi-Family Housing , on an Existing Lot Developed for a Nonresidential Use	Based on Lot Size Less Than 10,000 sf - 90% 10,001 to 20,000 sf - 80% 20,001 - 43,560 sf - 75% 43,561 or more - 70%	Based on Lot Size Less Than 10,000 sf - 90% 10,001 to 20,000 sf - 80% 20,001 - 43,560 sf - 75% 43,561 or more - 70%	Based on Lot Size Less Than 10,000 sf - 90% 10,001 to 20,000 sf - 80% 20,001 - 43,560 sf - 80% 43,561 or more - 80%	100%	100% -* [6]	100% -*{6}
e. Maximum Lot Coverage - Nonresidential (Structure Coverage)	N/A	N/A	N/A	N/A	N/A	N/A
DIMENSIONAL STANDARD	RESIDENTIAL 1	RESIDENTIAL 2	RESIDENTIAL 3	DOWNTOWN COMMERCIAL	WATERFRONT MIXED USE 1	WATERFRONT MIXED USE 2
8) MAXIMUM STRUCTURE HEIGHT						
a. Maximum Height, Residential - Non-Shoreland Area	38 ft	38 ft	38 ft	Downtown # 1 -38 ft -*[7] Downtown # 2 - 45 ft -[7] Downtown #3 - 60 ft -*[7]	35 ft or Height per Contract Rezoning - *[8]	35 ft or Height per Contract Rezoning -*[8]
b. Maximum Height, Residential - Shoreland	35 ft	35 ft	35 ft	N/A	35 ft or Height per Contract Rezoning - *[8]	35 ft or Height per Contract Rezoning - *[8]

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9) <u>MAXIMUM STRUCTURE HEIGHT</u>						
a. Maximum Height, Nonresidential - Non-Shoreland Areas	38 ft	38 ft	38 ft *[10]	Downtown # 1 -38 ft -*[7] Downtown # 2 - 45 ft -[7] Downtown #3 - 60 ft -*[7]	35 ft or Height per Contract Rezoning -*[8]	35 ft or Height per Contract Rezoning -*[8]
b. Maximum Height, Nonresidential - Shoreland Areas	35 ft	35 ft	35 ft	N/A	35 ft or Height per Contract Rezoning -*[8]	35 ft or Height per Contract Rezoning -*[8]

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