

Residential Zone Districts Dimensional Standards

NOTE: Any different dimensional standards in Overlay zone districts or neighborhood protection standards supersede the standards in this table.

Zone District *	A	R-E	R1-9	R1-6	R-2	R-4	R-5	R-Flex Low	R-Flex Medium	R-Flex High
Lot Standards										
Lot area (minimum)	5 acres per SFD	20,000 sf	9,000 sf	6,000 sf	3,500 sf - 7,000 sf dependent on the residential DU type *	Varies*	Varies*	Res - 2,000 sf/DU Non-Res - N/A	Res - 1,500 sf/DU Non-Res - N/A	SF Res - 1,000 sf/DU MF Res and Non-Res - N/A
<i>Additional lot area standards</i>										
Lot width (minimum)	200 ft	100 ft	75 ft	50 ft	50 ft	50 ft	50 ft	Res - 10 ft/DU Non-Res - N/A	Res - 20 ft/DU Non-Res - N/A	SF Res - 16 ft/DU MF and Non-Res - N/A
Lot coverage (maximum)	N/A	30%	35%	40%	40%	45%	50%	-	-	-
<i>5,000 - 6,500 sf lot</i>				55%	55%					
<i>6,501 - 7,500 sf lot</i>				50%	50%					
<i>7,501 - 8,500 sf lot</i>				45%	45%					
<i>8,501+ sf lot</i>				40%	40%					
Residential density (max)						8 DU/acre*	25 DU/acre			
Residential density in Land Use Plan								Up to 6 DU/acre	5 - 16 DU/acre	Res - 15-30 DU/acre Non-res - N/A
Setbacks										
Front (minimum)	25 ft									
<i>House - General</i>		25 ft	25 ft	15 ft or average of adjacent properties facing the same street frontage, whichever is greater	10 ft or average of two adjacent or nearest developed properties facing the same street frontage, whichever is greater	20 ft	20 ft	All structures except garages - 10 ft Street-loaded garage - 20 ft* Non-res structures - Min 5 ft, Max 20 ft	All structures except garages - 10 ft Street-loaded garage - 20 ft* Non-res structures - Min 5 ft, Max 20 ft	SF Res - 10 ft* MF Res - 20 ft* Non-res structures - Min 5 ft, Max 20 ft
<i>Garage - General (from BOW)</i>		20 ft	20 ft	20 ft	20 ft	20 ft*	20 ft*			
<i>Adjacent to Arterial</i>		25 ft	25 ft	25 ft	25 ft	20 ft	20 ft			
<i>Adjacent to Collector</i>										
Side - Interior	10 ft	10 ft	5 ft; 15 ft combined both sides	5 ft	5 ft	5 ft	5 ft	Res - 1 ft minimum with 6 ft combined both sides, or 0 ft if attached Non-res - 10 ft	Res - 1 ft minimum with 6 ft combined both sides, or 0 ft if attached Non-res - 10 ft	SF Res - 1 ft minimum with 6 ft combined both sides, or 0 ft if attached MF Res and non-res - 10 ft*
Corner Lot - Side Street	20 ft	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft	Res - 15 ft Non-res - 20 ft	Res - 15 ft Non-res - 20 ft	Res - 15 ft Non-res - 20 ft
Rear (minimum)	35 ft	25 ft						Res - 10 ft Non-res - 15 ft	Res - 10 ft Non-res - 15 ft	SF Res - 10 ft MF Res - 20 ft* Non-res - 15 ft
<i>House and Garage or Carport, General</i>			20 ft	15 ft	15 ft	15 ft	15 ft			
<i>Detached garage or carport accessed from alley or rear access easement</i>			5 ft	5 ft	5 ft	5 ft	5 ft	5 ft from property line adjacent to the alley or from the edge of any access easement	5 ft from property line adjacent to the alley or from the edge of any access easement	Res - 5 ft from property line adjacent to the alley or from the edge of any access easement Non-res - N/A
Height										
Building height (maximum)	35 ft	35 ft	35 ft	35 ft	35 ft	40 ft	50 ft	Res - 35 ft Non-res - 45 ft	45 ft	Res - 65 ft Non-res - 45 ft

* Additional standards are outlined in the UDC in Part 7.2.2 and Tables 7.4.2-A and Table 7.4.2-B