

Minimum Side Setback (Feet)	Zoning Districts									
	R-E	R-MH1	R-MH2	R-1 and R-2				R-3		
	Single Dwelling			Single Dwelling / Multi-Plex	Paired Home (per unit)	Townhomes (per unit)	Multi-Dwelling (R-2 only)	Paired Home (per unit)	Townhomes (per unit)	Multi-Dwelling / Multi-Plex
Principal building	25	10	5	5	5 (1)	5 (1)	5	5 (1)	5 (1)	5
Accessory building (4)	15	15	15	5	5 (1)	5 (1)	N/A	5 (1)	5 (1)	N/A

Minimum Rear Setback (Feet)	Zoning Districts									
	R-E	R-MH1	R-MH2	R-1 and R-2				R-3		
	Single Dwelling			Single Dwelling / Multi-Plex	Paired Home (per unit)	Townhomes (per unit)	Multi-Dwelling (R-2 only)	Paired Home (per unit)	Townhomes (per unit)	Multi-Dwelling / Multi-Plex
Principal building	20	20	20	20	20	20	20	20	20	20
Alley loaded garages	20	5	5	0-8 (2)	0-8 (2)	0-8 (2)	0-8 (2)	0-8 (2)	0-8 (2)	0-8 (2)
Accessory building (4)	20	5	5	5	5	5	5	5	5	5

Other	Zoning Districts									
	R-E	R-MH1	R-MH2	R-1 and R-2				R-3		
	Single Dwelling			Single Dwelling / Multi-Plex	Paired Home (per unit)	Townhomes (per unit)	Multi-Dwelling (R-2 only)	Paired Home (per unit)	Townhomes (per unit)	Multi-Dwelling / Multi-Plex
Maximum Building Height (feet)	35 (3)	35	35	35	35	35	35	35	35	40

Notes - Residential Density and Dimensional Standards

- (1) Zero setback when buildings are attached.
- (2) Minimum rear setbacks shall be zero to eight (8) feet, or greater than twenty (20) feet.
- (3) 35 ft height limit for residences, fifty (50) feet for agricultural related buildings
- (4) Accessory Dwelling Units (ADUs) shall follow the principal building setbacks.
- (5) Any non-residential uses allowed within any of these residential districts (R-E, R-MH1, R-MH2, R-1, R-2, or R-3) shall follow the dimensional standards for the R-1 zoning district.

General Table Notes:

1. The standards for live-work units in residential districts shall follow the density and dimensional standards for townhomes.
2. Assisted living or congregate care, nursing home, memory care, Alzheimer's care, protective care (homeless group shelters), group homes, and boarding and rooming houses in residential districts shall follow the density and dimensional standards for multi-dwelling units.

Sec. 16-3-20. DT (Downtown District) Density and Dimensional Standards

Lot Standards			
Minimum lot area per building (square feet)	0		
Maximum gross density (units per acre)	25		
Minimum lot width (measured at the front setback)	N/A		
Minimum Front Setback (Feet)	Residential (North of Fourth St., South of Sixth St.)	Non-Residential (North of Fourth St., South of Sixth St.)	All Land Uses (South of Fourth St., North of Sixth St.)
Principal building	15 (Max 20)	10 (Max 20)	0 (Max 5) (1)
Minimum Side Setback (Feet) (2)	Residential (North of Fourth St., South of Sixth St.)	Non-Residential (North of Fourth St., South of Sixth St.)	All Land Uses (South of Fourth St., North of Sixth St.)
Principal building	5	0	0
Accessory building	5	0	0
Minimum Rear Setback (Feet)	Residential (North of Fourth St., South of Sixth St.)	Non-Residential (North of Fourth St., South of Sixth St.)	All Land Uses (South of Fourth St., North of Sixth St.)
Principal building	0	0	0
Garage with its entrance facing an alley	0	0	0
Accessory building	0	0	0
Other	Residential (North of Fourth St., South of Sixth St.)	Non-Residential (North of Fourth St., South of Sixth St.)	All Land Uses (South of Fourth St., North of Sixth St.)
Maximum Building Height	35	35	35

Notes - DT District Density and Dimensional Standards

(1) Maximum front setback may be increased to twenty (20) feet with the inclusion of a plaza or patio in front of a building. However, fifty percent (50%) of the lot frontage shall have a zero front setback.

(2) Zero side setback when buildings are attached.

General Table Notes:

1. The standards for live-work units in the DT district shall follow the density and dimensional standards for townhomes.

2. General note for assisted living or congregate care, nursing home, memory care, Alzheimer’s care, protective care (homeless group shelters), group homes, and boarding and rooming houses in the DT District: The standards for these units shall follow the density and dimensional standards for multi-dwelling units.

Sec. 16-3-30. MU-1 and MU-2 Residential and Non-Residential Density and Dimensional Standards

Lot Standard s	Zoning Districts							
	MU-1				MU-2			
	Single Dwelling / Multi-Plex	Paired Home (per unit)	Townhomes (per unit)	Multi-Dwelling	Single Dwelling / Multi-Plex	Paired Home (per unit)	Townhomes (per unit)	Multi-Dwelling
Minimum lot area per building (square feet)	2,500	1,800	1,200	4,000 (per building)	3,000	1,800	1,200	4,000 (per building)
Maximum gross density (units per acre)	12	16	18	70	10	14	16	25
Minimum lot width (measured at the front setback)	25	20	20	60	30	20	20	60
Minimum lot frontage (feet)	25	15	15	40	30	15	15	40

Minimum Front Setback (Feet)	MU-1		MU-2	
	Primary Streets	Local Streets	Primary Streets	Local Streets
	Principal building	0 (5 max) (1)	15	0 (Max 5) (1)
Accessory building	Behind principal building front façade	Behind principal building front façade	Behind principal building front facade	Behind principal building front façade

Minimum Side Setback (Feet) (2)	MU-1		MU-2	
	Primary Streets	Local Streets	Primary Streets	Local Streets
	Principal building	0	5	0

Accessory building	5	5	5	5
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Minimum Rear Setback (Feet)	MU-1		MU-2	
	Primary Streets	Local Streets	Primary Streets	Local Streets
Principal building	0	20	0	20
Garage with its entrance facing an alley	0	0-8 (3)	0	0-8 (3)
Accessory building	0	5	0	5

Other	MU-1		MU-2	
	Primary Streets	Local Streets	Primary Streets	Local Streets
Minimum floor area per principal dwelling unit (square feet)	400	600	600	700
Maximum Building Height (feet)	45 (4 stories)	35 (3 stories)	35 (3 stories)	35 (3 stories)

Notes - MU-1 and MU-2 Residential and Non-Residential Density and Dimensional Standards

- (1) Front setbacks on primary streets in MU-1 and MU-2 may be increased to twenty (20) feet with inclusion of a front patio or plaza.
- (2) Zero side setback when buildings are attached.
- (3) Minimum rear setbacks shall be zero to eight (8) feet, or greater than twenty (20) feet.

General Table Notes:

3. The standards for live-work units in mixed-use districts shall follow the density and dimensional standards for townhomes.
4. General note for assisted living or congregate care, nursing home, memory care, Alzheimer's care, protective care (homeless group shelters), group homes, and boarding and rooming houses in mixed-use districts: The standards for these units shall follow the density and dimensional standards for multi-dwelling units.

Sec. 16-3-40. Agricultural, Commercial, Industrial, and Public/Institutional Density and Dimensional Standards

Lot Standards	A	AOS	CC	LI-Flex	HI-Flex	P
Minimum lot area	1 acre	35 acres	N/A	N/A	N/A	N/A
Maximum gross density (units per acre)	1 per acre	1 per 35 acres	N/A	N/A	N/A	N/A
Minimum lot width (measured at the front setback)	50	300	N/A	N/A	N/A	N/A
Minimum Front Setback (Feet)	A	AOS	CC	LI-Flex	HI-Flex	P
Principal building	30	50	15	15	15	15
Accessory building	50	50	N/A	N/A	N/A	N/A
Minimum Side Setback (Feet) (1)	A	AOS	CC	LI-Flex	HI-Flex	P
Principal building	30	50	15	15	15	15
Accessory building	50	50	N/A	N/A	N/A	N/A
Minimum Rear Setback (Feet)	A	AOS	CC	LI-Flex	HI-Flex	P
Principal building	30	50	15	15	15	15
Accessory building	50	50	N/A	N/A	N/A	N/A
Other	A	AOS	CC	LI-Flex	HI-Flex	P
Maximum Building Height	35	35	35	35	35	35

Notes - Agricultural, Commercial, Industrial, and Public/Institutional Density and Dimensional Standards

(1) Zero side setback when buildings are attached.

Section 3.5 Setback Requirements

- a. On "double frontage" lots, both streets shall be considered street frontages for purposes of calculating front yard setbacks.
- b. On corner lots, all sides of the lot with street frontage shall meet the applicable front yard setback.
- c. For purposes of setback calculations, a single-attached dwelling shall be construed as one (1) building occupying one (1) lot.
- d. Appurtenances of buildings (including but not limited to chimneys, bell towers, elevator shafts on top of buildings, etc.) may exceed the allowed building heights in this Article, with the approval of the Director.

e. Permanent features allowed within setbacks shall include:

- (1) Cornices, canopies, eaves, or other similar architectural features if they extend no more than two (2) feet into a required setback and if they do not encroach into an easement.
- (2) Steps or ramps to the principal entrance and necessary landings, provided that they do not extend more than six (6) feet into the required setback.
- (3) Landscaping.
- (4) Fences and walls, subject to height and other restrictions per [Article 4](#).
- (5) Utility service lines and utility equipment/structures.
- (6) Fire escapes, provided that they do not extend more than six (6) feet into the required setback.
- (7) Patios, porches, and decks, provided that they do not extend more than five (5) feet into a required front or rear setback or five (5) feet into a required side yard setback adjacent to a street, provided that they do not encroach into or cross a property line and do not obstruct any sight distance triangle.

Section 3.6 Non-Conforming Uses

1. Requirements for nonconforming uses. Except as provided in this Section, the lawful use of any [building](#) or land existing at the time of enactment of this Article, or of any amendments to this Chapter, may be continued even though such use does not conform to the requirements of this Code, but nonconforming uses may not be expanded, replaced, or altered.
 - a. Abandonment. When a [nonconforming use](#) has been discontinued for a period in excess of one hundred eighty (180) days, such use shall be considered abandoned, and shall not thereafter be reestablished. Intent to resume active operations shall not affect the foregoing, and any future use shall be in conformance with the provisions of this Article. The burden of proof an operation has been continuous rests with the owner or operator of the use. The evidence an operation has been continuous must be clear, indicate that at the specific time in question the use was in operation, and must be conclusive.
 - b. Completion. Any [building](#) or [structure](#) for which a [building](#) permit has been issued prior to the date of enactment of this Article may be completed and used in accordance with the [plans](#), specifications, and permits on which said [building](#) permit was granted, if construction is commenced within sixty (60) days after the issuance of said permit and diligently brought to completion.
 - c. Displacement. No [nonconforming use](#) shall be altered, extended, or restored so as to displace any conforming use. A [manufactured home](#) or [mobile home](#) in any district may be improved or replaced with a newer model [manufactured home](#).
 - d. Extensions. A [nonconforming use](#) shall not be extended, but the extension of a conforming [building](#) shall not be deemed the extension of such [nonconforming use](#); however, businesses in R-1 and R-2 zones shall not be extended under any circumstances.
 - e. Alterations. A nonconforming use shall not be altered.
 - e. Repairs and maintenance. Ordinary repairs and maintenance of a [nonconforming building](#) or [structure](#) shall not be deemed an extension of such [nonconforming building](#) or [structure](#), and shall be permitted.
 - f. Restoration. A [nonconforming building](#) or [structure](#) that has been damaged by fire or other causes may be restored to its original condition, provided, that such work is commenced within one hundred eighty (180) days after such casualty and less than fifty percent (50%) of the [building](#) or [structure](#) is destroyed. If these requirements are met, a nonconforming building or structure shall not be restored and may be required to be removed and/or demolished, which may require a building permit.
 - g. Unsafe buildings. A [nonconforming building](#) or [structure](#) or portion thereof that is declared unsafe by the [Building](#) Inspector may be replaced, strengthened, or restored to a safe condition, which may require a building permit.