

Table 5-4. Density and Dimensional Standards for Agricultural, Residential and Special Purpose Districts.

Zoning District	Maximum Density (DU/ac)	Minimum Lot Size		Minimum Setbacks Principal(Accessory) ^{19,5}			Maximum Lot Coverage	Maximum Height
		Area	Width (at front setback line)	Front	Rear	Side		
Forestry and Agriculture								
F-5		5 acres ^{1,2}	200 ft	25 ft ⁵	25 ft ⁵	25 ft ⁶	25 %	30 ft
A-35		35 acres ¹	500 ft	25 ft ^{5,7,9}	25 ft ^{5,7,9}	25 ft ^{5,7,9}	None	30 ft ¹⁰
A-5		5 acres ^{1,2}	200 ft	25 ft ^{5,6,8}	25 ft ^{5,6,8}	25 ft ^{5,6,8}	None	30 ft
Rural Residential/Rural Suburban								
RR-5		5 acres ^{1,2}	200 ft	25 ft ^{6,8}	25 ft ^{6,8}	25 ft ^{6,8}	25 %	30 ft
RR-2.5		2.5 acres ¹	200 ft	25 ft ⁶	25 ft ⁶	15 ft ⁶	None	30 ft
RR-0.5		21,780 sq ft ^{1,3}	100 ft	25 ft ¹⁵	25 (5) ft	10 ft ¹⁵	None	30 ft
Residential Suburban Zoning Districts								
RS-20000		20,000 sq ft	100 ft	40 ft	40 (15) ft	15 ft	20 %	30 ft
RS-6000		6,000 sq ft ¹⁷	50 ft	25 ft ¹⁷	25 (5) ft ¹⁷	5 ft ¹⁷	40 %/ 45 % ¹⁹	30 ft
RS-5000		5,000 sq ft ^{11,17}	50 ft	25 ft ¹⁷	25 (5) ft ¹⁷	5 ft ¹⁷	40 % /45% ¹⁹	30 ft
Residential Multifamily Zoning Districts								
RM-12	12	3,500 sq ft ^{12,17}	35 ft	15 ft ^{14,17}	20 ft ^{14,17}	10 ft ^{14,17}	70 %	40 ft
RM-30	30	5,000 sq ft ^{13,17}	75 ft	25 ft ^{14,17}	15 ft ^{14,17}	15 ft ^{14,17}	60 %	40 ft
Special Purpose Zoning Districts								
R-T		5 acres	200 ft	25 ft	25 (5) ft	25 ft ¹⁶	30 %	30 ft
MHP	All standards are located in the zoning district standards.							
MHS	All standards are located in the zoning district standards.							
RVP	All standards are located in the zoning district standards.							
PUD	All development standards for principal and accessory uses are established by the Development Plan.							
¹ Specific uses may be subject to larger minimum lot area requirements. ² In the event that the land to be partitioned, platted, sold or zoned abuts a section line County road, the minimum lot area for lots abutting the road shall be 4.75 acres and minimum lot width shall be 165 ft.								

- ³Parcels containing stables or corrals shall have a minimum lot area of one acre.
- ⁴Stables and corrals where allowed by the zoning shall comply with the minimum setbacks established for stables and corrals as established in Chapter 5.
- ⁵Agricultural stands shall be setback a minimum of 35 feet from all property lines.
- ⁶Kennels, pens and fur farms shall be setback a minimum of 100 feet from all property lines.
- ⁷Kennels, pens and fur farms shall be setback a minimum of 200 feet from all property lines.
- ⁸Sawmills shall be setback a minimum of 300 feet from all property lines.
- ⁹Livestock feed and sales yards shall be setback a minimum of 200 feet from all property lines, except that loading facilities may be located adjacent to a road right-of-way where loading/unloading of animals takes place.
- ¹⁰One additional foot of height is allowed for each foot of additional setback provided above the required minimums up to a maximum of 100 feet. For example, a maximum height of 35 feet is allowed for structures setback a minimum of 30 feet from all property lines and a maximum height of 50 feet is allowed for structures setback a minimum of 45 feet from all property lines.
- ¹¹Minimum lot area of 5,000 square feet applies to single-family dwellings. For two-family dwellings and all other uses a minimum lot area of 7,000 square feet is required.
- ¹²The minimum lot area for single-family detached dwelling units is 5,000 square feet. The minimum lot area for two-family dwellings and all other allowed uses is 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.
- ¹³Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.
- ¹⁴The minimum distance between buildings shall be 10 feet.
- ¹⁵The side yard setback for an accessory structure shall be 10 feet, unless the structure is at least 60 from the front property line or nearest road right of way, where a 5 feet setback is allowed. In no instance shall an accessory structure be closer to the front property line than the principal structure.
- ¹⁶The side yard setback is 25 feet when the lot is 5 acres or larger, or 5 feet if the lot is less than 5 acres.
- ¹⁷If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.
- ¹⁸If no separate setback is shown in parentheses for accessory structures, the principal structure setback applies to accessory structures.
- ¹⁹Where a single-story ranch style residence is proposed, the maximum lot coverage may be 45 % of the total lot area.

Table 5-5. Density and Dimensional Standards for Commercial, Industrial and Obsolete Districts.

Zoning District	Zoning District Area	Minimum Lot Size	Minimum Setbacks			Maximum Lot Coverage	Maximum Height
	Minimum		Front	Rear	Side		
Commercial Zoning Districts							
CC	1 acre ¹¹		25 ft ^{1,11}	25 ft ^{2,11}	25 ft ^{2,11}		40 ft
CR	5 acres ¹¹		50 ft ^{3,4,11}	25 ft ^{2,3,4,11}	25 ft ^{2,3,4,11}		45 ft
CS	2 acres ¹¹		25 ft ^{1,3,11}	25 ft ^{1,2,3,11}	25 ft ^{1,2,3,11}		45 ft
Industrial Zoning Districts							
I-2	20 acres	1 acre ¹¹	50 ft ^{5,11}	50 ft ^{5,11}	30 ft ^{5,11}	35%	45 ft
I-3	40 acres	1 acre ¹¹	30 ft ^{6,11}	30 ft ^{6,11}	30 ft ^{6,11}	25%	⁷
Obsolete Zoning Districts							
C-1			15 ft ^{1,11}	15 ft ^{9,10}	8, 9		30 ft
C-2			15 ft ^{1,11}	20 ft ^{9,10}	8, 9		50 ft
M			15 ft ^{1,11}	15 ft ¹⁰			50 ft
R-4	All development standards for principal and accessory uses are established by the Development Plan.						
<p>¹Gasoline pumps and canopies shall be at least 15 feet from the front property line or public right-of-way, except where the landscaping regulations require a greater setback.</p> <p>²The minimum setback is 25 feet from the perimeter boundary of the district, but no minimum setback is required from any internal side or rear lot line within the same district.</p> <p>³Temporary uses shall be setback at least 25 feet from all property lines and 100 feet from Residential zoning districts.</p> <p>⁴Gasoline pumps and canopies shall be setback at least 25 feet from all property lines.</p> <p>⁵Minimum building setback distance from any adjoining residential zoning district boundary is 125 feet. The PCD Director may allow a reduction in the setback where appropriate actions are taken including landscaping, fencing, berms or building design, or where the use can be limited to mitigate potential impacts.</p> <p>⁶Minimum building setback distance from any adjoining residential zoning district boundary is 175 feet. The PCD Director may allow a reduction in the setback where appropriate actions are taken including landscaping, fencing, berms or building design, or where the use can be limited to mitigate potential impacts.</p> <p>⁷The maximum height of any structure is in accordance with the following formula: A plane with a pitch of 2 feet horizontal to one foot vertical beginning at a height of 25 feet above all property lines using the mean property line elevations as the datum.</p>							

⁸The side yard setback is subject to the following restrictions: (1) Where adjacent to a residential zoning district, the setbacks of the residential zoning district shall apply; (2) If the side wall of the building is constructed of 4 hour fire rated material, a setback between buildings of 3 feet is required if the wall does not serve as a common wall where no setback is required; and (3) If the side wall is not constructed of 4 hour fire rated material, the side yard setback and building separation is 5 feet.

⁹Where adjacent to a residential zoning district, the rear yard setback of the residential zoning district shall apply.

¹⁰The setback for stables and corrals is 50 feet.

¹¹If the building is established as or converted to condominium units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements.