

APPENDIX C, CHART OF DEVELOPMENT STANDARDS

ZONE	DISTRICT NAME	DENSITY DU/AC	MIN LOT AREA, SQ FT	MIN LOT WIDTH, FT	MAX LOT COVERAGE, %	MAX BLDG HEIGHT, FT	MIN YARD, FRONT	MIN YARD, SIDE	MIN YARD, REAR	MIN LIVING AREA, SF
R-1AA	Single-family residential	3	10,000	80	35	35	25	10	30	850
R-1A	Single-family residential	4	7,200	60	35	35	20	10	30	850
R-1	Single-family residential	5	6000 (1)	60	35 (1)	35	15	5 (1)	15	850
R-2 (2)	Two-family residential	8	7500 (1)	70 (1)	35 (1)	35	25	7.5 (1) (3)	15	850/500
R-3 (2) (4)	Multiple-family residential	18	7,500	100	55 (5)	60	25 (6)	10 (7)	15 (8)	1,200/500
R-4	Mobile home/conventional home residential	5	5 ac/0/6,000 (9)	200/0/60 (10)	50	NA	25/15/15	25/0/10 (11)	25/15/15 (11)	850 (12)
C-1A	Neighborhood commercial	NA	0	0	70	35	25	10	15 (13)	500
C-1	General commercial	18/45 (14)	0	0	70 (15)	35	(16)	(16)	(16)	500
C-2 (17)	Intensive commercial	NA	0	0	70 (18)	48	25	(NA)	15	500
C-3 (20)	Central commercial	NA	0	0	70 (18)	48	0	0	5 (21)	1,200/500 (22)
M-1	Light industrial	NA	0	100	90 (23)	48	25	15 (24)	20 (25)	500
ROS	Recreation/open space	NA	0	0	50/10 (26)	NA	NA	NA	NA	500
PBG-1	Public buildings and grounds	NA	0	0	65 (27)	60	NA	NA	NA	500

PBG-2	Other public facilities	NA	0	0	25	35	NA	NA	NA	500
CON	Conservation	NA	0	0	(28)	20	NA	NA	NA	1,200
HD	Historic	NA	NA	NA	NA	NA	NA	NA	NA	1,200
PUD (29)	Planned unit development	NA	NA	NA	NA	60	NA	NA	NA	500
AP-1	Airport zoning	NA	NA	NA	NA	(30)	NA	NA	NA	NA
AP-2	Airport related zoning	NA	2500	50	NA	(30)	5	5	5	500
OR	Open rural	1/10 ac	10 ac	300	10	35	100/30 (31)	100/30 (31)	100/30 (31)	1,200
DR (32)	Downtown riverfront	20	Unrestricted	25	NA	60	NA	NA	NA	1,200/Var
DB (32)	Downtown business	20	Unrestricted	25	NA	60	NA	NA	NA	1,200/Var
PID	Planned industrial development	NA	2 ac	NA	80	NA	NA	NA	NA	500

- (1) Not applicable to cluster housing or townhouses (see [Section 94-196](#)).
- (2) For single family dwellings and patio houses: Same as for the R-1 district.
- (3) 7.5 feet, or 10% of lot width, whichever is greater.
- (4) For two-family dwellings, cluster housing and townhouses: Same as for the R-2 district.
- (5) 55% of parcel, with an additional one percent reduction of impervious surface for each foot of structure height exceeding 35 feet.
- (6) 25 feet or one-half the height of the structure, whichever is greater.
- (7) 10 feet plus two feet for each three feet of structure height over 35 feet.
- (8) 15 feet or one foot for each foot of height of the structure, whichever is greater.
- (9) For total park or subdivision: Five acres; For lots in mobile home park: None; For lots in subdivision: 6,000 square feet.
- (10) For total park or subdivision: 200 feet; For lots in mobile home park: None; For lots in subdivision: 60 feet.
- (11) For total park or subdivision: 25 feet on all sides; mobile home, Rear: 15 feet;
For lots in mobile home park: Front: 15 feet, Side: None, provided no mobile home shall be located closer than 20 feet to any other mobile home.
For lots in subdivision: Front: 15 feet, Side: 10 feet, Rear: 15 feet.
- (12) All mobile homes shall have a base width of not less than 12 feet.
- (13) Rear minimum yard: 15 feet provided the minimum rear yard shall be five feet where abutting a dedicated alley.
- (14) Max Density for Multiple-family dwellings is 18 dwelling units per acre. Hotels and motels are 45 dwelling units per acre.
- (15) Max impervious surface for Residential uses is the same as for the R-3 district; All other uses is 70%.
- (16) Minimum yards for Residential structures are the same as for the R-3 district; All other structures is the same as for the C-1A district, except no side yard is required.

- (17) See division 3, supplementary district regulations, for additional standards within area bounded by Main Street, Reid Street, N 4th Street and CSX railroad tracks.
- (18) Max impervious surface is 70%, with an additional one percent reduction of impervious surface for each foot of structure height exceeding 35 feet.
- (19) Minimum rear yard is 15 feet, plus one additional foot for each foot of structure height.
- (20) For residential uses, development standards are the same as for the R-3 district.
- (21) Rear minimum yard: 5 feet, plus one foot for each foot of structure height exceeding 35 feet.
- (22) Minimum living area for dwelling units is 1,200 sf for Single-family residential and 500 sf for Multifamily.
- (23) Max impervious surface is 90%, with an additional one percent reduction of impervious surface for each foot of structure height exceeding 35 feet.
- (24) Side minimum yard: 15 feet, plus two feet for each three feet of structure height over 35 feet.
- (25) Rear minimum yard: 20 feet, plus two feet for each three feet of structure height over 35 feet.
- (26) Max impervious surface is 50% for active recreational development, and 10% for passive recreational development.
- (27) Max impervious surface is 65%, with an additional one percent less impervious surface for each foot of structure height exceeding 35 feet.
- (28) All construction activity must be restricted to the upland portion of the site.
- (29) All land uses within the PUD shall carry the same density/intensity of use as provided for in individually designated districts. See Sec. 94-157(c) and 94-233.
- (30) Max structure height is determined by Federal Aviation Administration flight safety requirements and as established in the currently approved airport master plan.
- (31) 100 feet for structures used for keeping and raising farm animals, and 30 feet for all other structures.
- (32) Dev Stds list minimum area for various size of dwelling units, and a maximum density of 20 units/acre, as calculated over entire DB and DR zoning districts.
Minimum living area listed is for a new single family dwelling unit.

(Ord. No. 2022-06, Att., 8-25-2022)