

**QUICK REFERENCE
SETBACK REQUIREMENTS
BY DISTRICT**

District	Minimum Building Area (square ft.)	Minimum Lot Area (square ft.)	Minimum Lot Width	*Yard Setbacks			Maximum Building Height	Maximum Percent Lot Coverage
				Minimum Front Yard	Minimum Side Yard (per side)	Minimum Rear Yard		
S-1 Special		125,000	300'	60'	50'	60'	45' Principal 15' Access.	20%
R-1 Low Density Residential	1,500	10,000	90'	30'	10'	25'	35' Principal 15' Access.	35%
R-2 Medium Density Residential Zero Lot Line	1,200	8,000 single 10,000 two-family	90' 100' for 2 family dwelling unit	30'	10'	25'	35' Principal 15' Access.	40%
R-3 High Density Residential	750	6,000 Single 8,000 2-Fam 3,000/unit for Multi-Fam. 20,000 Other	60' Single 80' 2-Fam. 100' Multi-Family & Other	30'	10'	25'	45' Principal 15' Access.	40%
R-O Residence & Office	1,000 per unit	12,000 Res. 16,000 Other	100' Res. 100' Other	40'	15' 10' Access.	25' 10' Access.	45' Principal 15' Access.	70%
B-1 General Business		20,000	100'	40'	15' 10' Access.	25' 10' Access.	45' Principal 45' Access.	40%
B-2 Central Business		None	None	None	None	None 20' if abutting Res. Dist.	72' Principal 25' Access.	100% Unless adjacent to Res. Dist.
B-3 Community Shopping Center		200,000 Prime Dev. 20,000 Outlots	400' Prime 150' Outlots	60'	30' 20' Access.	40' 20' Access.	35' Principal 35' Access.	30%
M Manufacturing		45,000	200'	50'	30'	40' 10' Access.	45' Principal 45' Access.	50%
PUD	See Chapter 20 for requirements							

* **SETBACK** - is from the Right-of-Way in the front yard and from the property line from the rear and side yards