

Table 43-4: Site Dimension Standards

Zoning District	Use Types	Front Yard Setback (ft.)	Side Yard Setback (ft.)	Rear Yard Setback (ft.)	Height Maximum Principal Structure/ Accessory Structure	
(R-3)	One-family dwelling, 2 & 2-1/2 stories	25	8	30		
	Two-family dwelling, 1 & 1-1/2 stories	25	6	30		
	Two-family dwelling, 2 & 2-1/2 stories	25	8	30		
	Three-family dwelling, 1 & 1-1/2 stories	25	10	40		
	Three-family dwelling, 2 & 2-1/2 stories	25	12	45		
	Four-family dwelling, 1 & 1-1/2 stories	25	10	40		
	Four-family dwelling, 2 & 2-1/2 stories,	25	12	45		
	Attached townhouse or rowhouse, 1 & 1-1/2 stories	25	0 between attached units, 10 from all other side lot lines	40		
	Attached townhouse or rowhouse, 2 & 2-1/2 stories	25	0 between attached units, 12 from all other side lot lines	45		
	Attached townhouse or rowhouse, 3 or more stories	25	0 between attached units, 14 from all other side lot lines	50		
	Planned unit development	As per plans and specifications				
	Other permitted/conditional uses, 1 & 1-1/2 stories	25	12	45		
	Other permitted/conditional uses, 2 & 2-1/2 stories	25	14	45		
Other permitted/conditional uses, 3 or more stories	25	14	50			
Mixed Use – Downtown Core (MU-DC)	Non-residential uses	None, except when either side lot line coincides with a residential district line, then the setback shall be the average of immediately adjacent lots.	None, except when a side lot line coincides with a residential district line, then not less than required for one-family dwellings in the adjoining residential district.	None, except when the rear lot line coincides with a residential district line, then not less than required for one family dwellings in the adjoining residential district.	75 ft./40 ft., except if within 150 feet of a residential district, then 40 ft. /25 ft.	
	Residential uses	None	None	None		

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Mixed Use – Downtown Fringe (MU-DF)	Non-residential uses	None, except when either side lot line coincides with a residential district line, then not less than 25 feet.	None, except when a side lot line coincides with a residential district line, then not less than required for one-family dwellings in the adjoining residential district.	None, except when the rear lot line coincides with a residential district line, then not less than required for one family dwellings in the adjoining residential district.	40 ft./25 ft.
	Residential uses	None	None	None	
Mixed Use – Neighborhood Center (MU-N)	Non-residential uses and apartment mixed use dwelling	None, except when property abuts a residential structure, then the setback shall be the average of immediately adjacent lots	None, except when a side lot line coincides with a residential district line, then not less than required for one-family dwellings in the adjoining residential district.	10 feet, except when a rear lot line coincides with a residential district line, then not less than required for one-family dwellings in the adjoining residential district.	35 ft./ 15 ft.
	Other residential uses	Same as required for the least restrictive adjoining residential district			
Neighborhood Business (B-1)	Non-residential uses and apartment mixed use dwelling	25	None, except when a side lot line coincides with a residential district line, then not less than required for one-family dwellings in the adjoining residential district.	10 feet, except when a rear lot line coincides with a residential district line, then not less than required for one-family dwellings in the adjoining residential district.	30 ft./ 15 ft.
	Other residential uses	Same as required for the least restrictive adjoining residential district			
Community Business (B-2)	Non-residential uses	None, except when either side lot line coincides with a residential district line, then not less than 25 feet.	None, except when a side lot line coincides with a residential district line, then not less than required for one-family dwellings in the adjoining residential district.	None, except when the rear lot line coincides with a residential district line, then not less than required for one family dwellings in the adjoining residential district.	40 ft./25 ft.,
	Residential uses	Same as in the R-3 district.			

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General Business (B-3)	Non-residential uses	None, except when either side lot line coincides with a residential district line, then not less than 25 feet.	None, except when either side lot line coincides with a residential district line, then not less than required for one family dwellings in the adjoining residential district.	None, except when either side lot line coincides with a residential district line, then not less than required for one family dwellings in the adjoining residential district.	40 ft./ 40 ft.
	Residential uses	Same as in the R-3 district.			
Light Industrial (I-1)	Non-residential uses	25	None – except when adjoining R district – then not less than 25 ft. each.	1-story 30 ft. 2-story 40 ft. 3-story 50 ft. Five feet more each additional story.	Within 200 feet of any R district, no structure shall exceed 3 stories or 50 feet in height. No structure otherwise shall exceed in height the distance measured to the center line of any street.
	Dwellings or residential portions of nonresidential structures	Not permitted in I-1 district. Existing dwellings follow R-3 district.			
Heavy Industrial (I-2)	Nonresidential structures	25	None – except when adjoining R district – then not less than 50 ft. each side yard.	1-story 40 ft. 2-story 50 ft. 3-story 60 ft. Five feet more each additional story.	Within 200 feet of any R district, no structure shall exceed 3 stories or 50 feet in height. No structure otherwise shall exceed in height the distance measured to the center line of any street.
	Dwellings or residential portions of nonresidential structures	Not permitted in I-2 district. Existing dwellings follow R-3 district standards.			

Division 3 Overlay Districts

43.02.31 Campus Overlay District

A) Purpose and Finding of Fact.