Table 43-4: Site Dimension Standards

Use Types				Height Maximum
	Front Yard Setback (ft.)	Side Yard Setback (ft.)	Rear Yard Setback (ft.)	Principal Structure/ Accessory Structure
One-family dwelling, 2 & 2-1/2 stories	25	8	30	
Two-family dwelling, 1 & 1-1/2 stories	25	6	30	
& 2-1/2 stories	25	8	30	
1 & 1-1/2 stories	25	10	40	
Three-family dwelling, 2 & 2-1/2 stories	25	12	45	
& 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	
conditional uses, 2 & 2-1/2 stories	25	14	45	
Other permitted/conditional uses, 3 or more stories	25	14	50	
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.
	 & 2-1/2 stories Two-family dwelling, 1 & 1-1/2 stories Two-family dwelling, 2 & 2-1/2 stories Three-family dwelling, 1 & 1-1/2 stories Four-family dwelling, 1 & 1-1/2 stories Four-family dwelling, 2 & 2-1/2 stories Four-family dwelling, 2 & 2-1/2 stories, Attached townhouse or rowhouse, 1 & 1-1/2 stories Attached townhouse or rowhouse, 2 & 2-1/2 stories Attached townhouse or rowhouse, 3 or more stories Planned unit development Other permitted/conditional uses, 1 & 1-1/2 stories Other permitted/conditional uses, 2 & 2-1/2 stories 	& 2-1/2 stories25Two-family dwelling, 1 & 1-1/2 stories25Two-family dwelling, 2 & 2-1/2 stories25Three-family dwelling, 1 & 1-1/2 stories25Four-family dwelling, 1 & 1-1/2 stories25Four-family dwelling, 2 & 2-1/2 stories25Four-family dwelling, 2 & 2-1/2 stories25Attached townhouse or rowhouse, 1 & 1-1/2 stories25Attached townhouse or rowhouse, 2 & 2-1/2 stories25Attached townhouse or rowhouse, 3 or more stories25Planned unit developmentAs pOther permitted/conditional uses, 1 & 1-1/2 stories25Other permitted/conditional uses, 3 or more stories25Other permitted/conditional uses, 3 or more stories25None, except when either side lot line coincides with a residential district line, then the setback shall be the average of immediately adjacent lots.	& 2-1/2 stories258Two-family dwelling, 1 & 1-1/2 stories256Two-family dwelling, 2 & 2-1/2 stories258Three-family dwelling, 2 & 2-1/2 stories2510Three-family dwelling, 2 & 2-1/2 stories2512Four-family dwelling, 2 & 2-1/2 stories2510Four-family dwelling, 2 & 2-1/2 stories2510Four-family dwelling, 2 & 2-1/2 stories2512Attached townhouse or rowhouse, 1 & 1-1/2 stories2512Attached townhouse or rowhouse, 2 & 2-1/2 stories250 between attached units, 10 from all other side lot linesAttached townhouse or rowhouse, 3 or more stories250 between attached units, 12 from all other side lot linesPlanned unit development2512Other permitted/conditional uses, 1 & 1-1/2 stories2512Other permitted/conditional uses, 3 or more stories2514Non-residential usesNone, except when either side lot line 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 the setback shall be the average of immediately adjacent lots.None, except when a 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 res	& 2-1/2 stories25830Two-family dwelling, 1 & 1-1/2 stories25630Two-family dwelling, 2 & 2-1/2 stories25830Three-family dwelling, 2 & 2-1/2 stories251040Three-family dwelling, 2 & 2-1/2 stories251245Four-family dwelling, 2 & 2-1/2 stories251245Four-family dwelling, 2 & 2-1/2 stories251245Attached townhouse or rowhouse, 1 & 1-1/2 stories251240Attached townhouse or rowhouse, 2 & 2-1/2 stories251245Attached townhouse or rowhouse, 3 or more stories250 between attached units, 12 from all other side lot lines45Attached townhouse or rowhouse, 3 or more stories251245Planned unit developmentAs per plans and specifications50Other permitted/conditional uses, 1 & 1-1/2 stories251445Other permitted/conditional uses, 3 or more stories251445Non-residential uses25145010Non-residential usesNone, except when either side lot line coincides with a residential district line, then the setback shall be the average of in mediately adjacent lots.None, except when a side lot istrict.None, except when either side lot line coincides with a residential district.None, except when either side lot line coincides with a residential district.None,

Table 43-4: Site Dimension Standards

TADIE 43-4. SILE L	Dimension Standards				
Zoning District	Use Types	Front Yard Setback (ft.)	Side Yard Setback (ft.)	Rear Yard Setback (ft.)	Height Maximum Principal Structure/ Accessory Structure
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 rec	uired for the least re		esidential 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.		

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
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.