

**Table 21-32(B)
Table of Residential Development Standards**

Note- Requirements set forth in the text for each zoning district, found in Sections 21-34 through 21-41, take priority over those in this table.

	AG-1	RE	R-1	R-2	R-3	R-3 Townhouse	R-3 Condo	R-4	R-5	RM
Future Land Use Designation	Agri; Res- Low	Res- Low	Res- Low	Res- Low; Res- Med	Res- Low; Res- Med	Res- Low; Res- Med	Res- Low; Res- Med	Res- High	Res- High	Res- Low; Res- Med
Maximum Density	1du/5ac	1	3	5	10	10	10	15	25	8
Minimum Living Area (s.f.)	900	1,300	1,000	900	900			600	600	500
Minimum Lot Area (s.f.)	5-acres	1-acre	10,000	6,000	5,000			5,000	5,000	3,200
Minimum Lot Width (feet)	250	125	85	60	50	20		50	50	40
Minimum Lot Depth (feet)	400	125	110	100	100	100		100	100	80
Front Setback (feet)	40	40	30	25	25	20	20	25	25	10
Rear Setback (feet)	50	40	25	20	20	0	20	20	20	5
Side Setback (feet)	30	20	5	5	5	0	0	7 1/2	7 1/2	5
Corner Lot Side-Street Setback	30	30	25	20	20	15	15	20	20	10
Maximum Building Height (feet)	45	35	35	35	35	45	45	60	85	35
Maximum Impervious Surface Ratio		50%	60%	60%	60%	60%	60%			60% Park 80% Lot

**Table 21-32(C)
Table of Commercial, Industrial, and Institutional Development Standards**

Note- Requirements set forth in the text for each zoning district, found in Sections 21-42 through 21-51, take priority over those in this table.

	OP	C-1	C-2	C-3	C-4	I-1	I-2	PI	PR	CN
Future Land Use Designation	Com-Office	Com-Retail	Com-Retail	Com-Retail	Com-Retail	Industrial	Industrial	Institutional	Rec & Open Space	Conservation
Maximum Density		36		36 in CAC						1du/5ac
Floor Area Ratio	See Note 1	See Note 2	See Note 4	See Note 4	See Note 4	See Note 5	See Note 5	0.9	0.35	
Minimum Living Area (s.f.)		600								500
Minimum Lot Area (s.f.)	7,500	3,000	5,000	5,000	7,500	7,500	20,000	5,000		
Minimum Lot Width (feet)	60	0	50	50	50	50	100	50		75
Minimum Lot Depth (feet)	100	0	100	100	125	125	100	100		
Front Setback (feet)	25	0	25	25	25	25	35	25		40
Rear Setback (feet)	20	See Note 3	10	10	10	25	25	10		40
Side Setback (feet)	7 1/2	0	5	5	5	5	15	5		20
Corner Lot Street-Side Setback	20	0	20	20	20	20	30	20		35
Maximum Building Height (feet)	60	85	35	60	35	85	85	35		35
Maximum Lot Coverage		100%	80%	80%	80%	50%	50%	80%	10%	1%
Maximum Impervious Surface Ratio	70%	100%	80%	80%	80%	75%	75%	65%	50%	5%

Table Notes:

1. The Floor Area Ratios (FAR) for those parcels located within the Office Professional (OP) zoning district shall be as follows:
 - Parcels less than one (1) acre in area = 0.75
 - Parcels between one (1) acre and five (5) acres in area = 1.0
 - Parcels greater than five (5) acres = 1.35
2. The Floor Area Ratios (FAR) for parcels located in the Downtown Commercial (C-1) zoning district shall be as follows:
 - Parcels less than five (5) acres in area = 6.0
 - Parcels greater than five (5) acres in area = 0.65
3. The average of the setbacks for the adjoining structures located on the two adjacent parcels.
4. The Floor Area Ratios for those parcels located within the Neighborhood Commercial (C-2), Highway Commercial (C-3), and General Commercial (C-4) zoning districts shall be as follows:
 - Parcels less than one (1) acre in area = 0.75
 - Parcels between one (1) acre and five (5) acres in area = 0.65
 - Parcels greater than five (5) acres = 0.55
 - Parcels located in a Community Activity Center less than five (5) acres = 6.0
 - Parcels located in a Community Activity Center greater than five (5) acres = 0.65
5. The Floor Area Ratios for parcels located in the Light Industrial (I-1) and Heavy Industrial (I-2) zoning districts shall be as follows:
 - Parcels not located within Business Park Center (BPC) Future Land Use = 0.5
 - Parcels located within a Business Park Center (BPC) Future Land Use that are used for purposes other than offices = 0.3
 - Parcels located within a Business Park Center (BPC) Future Land Use that are used for offices = 0.5
6. Where a utility or drainage easement is greater than the required building setback, the utility easement line shall serve as the setback line for the structure.