

Section 4400. Permitted Uses.

A. **Use of Land and Buildings:** Buildings, structures, land or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height and area requirements, "Special Conditions" and all other requirements of the Zoning Ordinance.

B. **Permitted Use Table:** The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables on the following pages. The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district subject to:

1. Providing off-street parking in the amounts required by reference to the "Parking Group Table" column, and
2. Subject to compliance with all of the requirements specified in the section or sections whose number appears in the "Special Conditions" column.

The letter "S" in the zoning district column opposite the permitted use means the use is permitted in that zoning district only after:

1. Providing off-street parking in the amounts required by reference to the "Parking Group Table" column,
2. Subject to compliance with all of the requirements specified in the section or sections whose number appears in the "Special Conditions" column, and
3. Obtaining a Specific Use Permit as set forth in Article 6, Section 6100.

The letter "I" in the zoning district column opposite the permitted use means the use is not permitted as a use of right in that district and is permitted only after:

1. Providing off-street parking in the amounts required by reference to the "Parking Group Table" column.
2. Subject to compliance with all of the requirements specified in the section or sections whose number appears in the "Special Conditions" column, and
3. Obtaining an Industrial Use Permit as set forth in Article 6, Section 6400.

The referenced requirements of ""Parking Group Table"" and ""Special Conditions"" listed in the above mentioned columns are provided in Section 7200 and Section 7800, respectively.

No primary use shall be permitted in any district other than a use shown in the following tables and no primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use.

C. **Uses not Listed:** Primary uses not listed in the Permitted Use Table may be permitted in any district where similar uses are permitted subject to the determination of the Director of Planning. The function and location requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and be similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing characteristics.

- D. **Accessory Use:** A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premise as the primary existing use, and which has the same zoning district classification, shall be permitted as an accessory use without being separately listed as a permitted use subject to the determination of the Director of Planning.

SECTION 4400B PERMITTED USE TABLE

Residential Districts												Permitted Primary Uses	Nonresidential Districts																				
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	C. Automobile/Vehicle Service Uses												OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Auto Auction					S							P	7f							
													2. Auto Glass, Upholstery or Muffler Shop				S	S	P	P	P				P	7b	18						
													3. Car Wash, Including Self-Service				S	S							P	7g	17						
													4. Auto Painting or Body Repair				S	P	P	P					P	7b	18						
													5. Auto Parts or Accessory Sales (Indoor)		S	S	S	P	P	P					P	7c							
													6. Auto Parts or Accessory Sales (Outdoor)				S								P	7d							
													7. Auto Rental			S	S								P								
													8. Recreational Vehicle Sales, Including RV Trailers				S	P	P	P					P								
													9. Auto Sales, In Building			S	S								P	7e							
													10. Gasoline Service Station			S	S	P	P	P					P	7a							
													11. New Truck Sales Lot			S	S	P	P	P					P								
													12. New and Used Car Sales Lot			S	S	P	P	P					P	7f	26						
													13. Truck or Heavy Vehicle Repair				S	P	P	P					P	7b	18						
													14. Auto Repair Garage			S	S	P	P	P					P	7b	18						
													15. Temporary Storage of Impounded Vehicle						P	P	P				P								
													16. Tire Retreading or Capping						P	P					P	7b							
													17. Used Truck Only Sales Lot												P								
													18. Used Car Only Sales Lot				S								P	7f							
													19. New Agricultural or Utility Trailer Sales			S	S	P	P	P					P								
													20. Trailer, Truck or Recreational Vehicle Rental				S	P	P	P					P		29						

Residential Districts													Permitted Primary Uses	Nonresidential Districts							Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800												
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	E. Educational, Institutional and Special Uses													OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Art Gallery or Museum	P	P	P	P	P	P	P	P	P	P	P	P	P	2k							
S	S	S	S	S	S	S	S	S	S	S	S	S	2. Cemetery, Mausoleum or Crematorium	S	S	S	S	S	S							P								
P	P	P	P	P	P	P	P	P	P	P	P	P	3. Church or Rectory	P	P	P	P	P	P							P	2f							
													4. College, University, Business or Professional School	P	P	P	P									P	2c							
P	P	P	P	P	P	P	P	P	P	P	P	P	5. Community Center, Public	P	P	P	P	P	P	P	P	P	P				2a							
S	S	S	S	S	S	S	S	S	S	S	S	S	6. Convent or Monastery	P	P	P	P									P								
S											S	S	S	7. Day Nursery of Child Care Center	P	P	P	P								P	2g							
S	S	S	S	S	S	S	S	S	S	S	S	S	8. Elementary or Secondary School, Private	P	P	P	P									P	2b							
P	P	P	P	P	P	P	P	P	P	P	P	P	9. Elementary or Secondary School, Public	P	P	P	P	P	P	P	P	P	P			P	2b							
													10. Fairground or Exhibition Area			P	P	P	P	P	P	P				P	2d, 2e							
													11. Fraternal Organization, Lodge or Civic Club	S	P	P	P									P	2l							
													12. Hospital/ Home/Center for Substance Abuse or Psychiatric Patients			S	S									P	2i							
													13. Hospital/Home/Center for General, Acute or Chronic Care			P	P									P	2h							
S											S	S	S	14. Kindergarten, Private	P	P	P	P								P	2g							
													15. Labor Union or Similar Union Organization	S	P	P	P	P	P	P	P	P	P				2p							
P	P	P	P	P	P	P	P	P	P	P	P	P	16. Library, Public	P	P	P	P	P	P	P	P	P				P	2k							
													17. Mortuary or Funeral Chapel			P	P	P								P	2o							
													18. Nursing or Assisted Living Facility			P	P									P	2n							
													19. Jail or Prison, Privately Owned or Operated							S	S													
P	P	P	P	P	P	P	P	P	P	P	P	P	20. Public Park, Playground	P	P	P	P	P	P	P	P													
													21. Vocational or Trade School		P	P	P	P	P	P	P					P	2b							

Residential Districts												Permitted Primary Uses	Nonresidential Districts							Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800		
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	F. General Retail Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800	
													1. Bakery or Confectionery Store, Retail	P	P	P	P				P	4b	24
													2. Book Store, Retail	P	P	P	P				P	4b	24
													3. Camera and Photography Supply	P	P	P	P				P	4b	24
													4. Cleaning and Laundry, Retail			S	S	P	P		P	4b	
													5. New Clothing or Department Store			P	P	P			P	4b	
													6. Discount Store			S	S	P			P	4b	
													7. Drug Store or Pharmacy	P	P	P	P				P	4b	24
													8. Florist, Retail	P	P	P	P				P	4b	24
													9. Food or Beverage Sales Store	P	P	P	P	P			P	4b	24
													10. Furniture, Home Furnishings or Appliance Store			P	P	P			P	4c	
													11. Upholstery, Retail		S	P	P				P	4c	
													12. Gift Store	P	P	P	P				P	4b	24
													13. Handicraft or Art Object Sales Store		P	P	P	P			P	4b	
													14. Hobby, Toy or Game Store		P	P	P	P			P	4b	
													15. Jewelry Store		P	P	P				P	4b	
													16. Luggage or Leather Goods Store			P	P				P	4b	
													17. Non-Traditional Smoking Related Business				S	S	S			4b	
													18. Nursery or Garden Store, Retail			P	P	P			P	4b	28
													19. Pawn Shop					P	P			4b	
													20. Pet Shop			P	P	P			P	4b	
													21. Retail and Service Establishments Not Elsewhere Listed	S	S	S	S	S	S	P		4a, 4b	22, 24
													22. Sewing, Needlework and Goods Store		P	P	P	P			P	4b	
													23. Stationery or Office Supply Store	P	P	P	P				P	4b	24
													24. Sporting Goods or Bicycle Store			P	P	P			P	4b	
													25. Used Merchandise Store			S	S				P	4b	

Residential Districts												Permitted Primary Uses	Nonresidential Districts							Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800												
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	G. General Service and Office Type Uses												OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Advertising Agencies	P	P	P	P							P	6d								
													2. Advertising Service with Outdoor Storage Facilities				P	P						P	6d								
													3. Drive-In Banking Facilities			P	P	P						P	6a								
													4. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P							P	6a								
													5. Beauty Shop or Barber Shop	S	P	P	P							P	4a								
													6. Catering Service			P	P	P						P									
													7. Coin-Operated Laundries and/or Dry Cleaning, Self-Service					P	P				P	4e									
													8. Computer and/or Data Processing Services	P	P	P	P	P						P	6d								
													9. Eating Places with Drive-Through Service			S	S	S	S				P	5b	21, 36								
													10. Eating Places without Drive-Through Services		P	P	P	P						P	5a	21							
													11. Fix-It Shop or Household Appliance Service and Repair		S	S	S	P	P					P	4c								
													12. Food Carts			P	P									33							
													13. Agents for Garment Pressing, Laundries or Dry Cleaning	S	P	P	P	P						P	4a								
													14. Key Shop	S	P	P	P							P	4a								
													15. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P	P						P	6d								
													16. Medical or Dental Laboratories	P	P	P	P	P	P					P	6d								
													17. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P	P						P	6c								
													18. Office, Professional or Administration	P	P	P	P	P	P					P	6d								
													19. Personnel Supply Services	P	P	P	P	P	P					P	6d								
													20. Pet Grooming		P	P	P	P						P	4a								
													21. Private Club or Lodge			P	P	P	P					P	5b	21							
													22. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P							P	4a								
													23. Studio for Photographer, Musician or Artist	P	P	P	P	P	P					P	4a								
													24. Tailor or Dressmaking Shop	P	P	P	P							P	4a								

Residential Districts												Permitted Primary Uses	Nonresidential Districts							Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800												
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	J. Manufacturing and Industrial Uses												OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
													1. Aircraft Hardware or Parts Manufacturing											P	P	P	8f						
													2. Aircraft Manufacturing												I	P	8f						
													3. Appliance (Small) Manufacturing											P	P	P	8f						
													4. Automobile Manufacturing												I	P	8f						
													5. Boiler Works												I	P	8f						
													6. Chemical Processing											S	I	P	8f						
													7. Clay Products Manufacturing											S	I	P	8f						
													8. Container Manufacturing (Wood, Paper or Plastic)											P	P	P	8f						
													9. Cotton or Cottonseed Processing or Storage												I	P	8f						
													10. Creamery/Dairy Products Mfg. or Wholesale Distribution											S	P	P	P	8f					
													11. Electrical Component Manufacturing											S	P	P	P	8f					
													12. Electrical Equipment or Appliance Manufacturing (Large)												I	P	8f						
													13. Electroplating											P	P	P	8f						
													14. Flour Mill												I	P	8f						
													15. Food Processing											P	P	P	8f						
													16. Foundry, Forge Plant or Rolling Mill												I	P	8f						
													17. Furniture, Cabinet Manufacturing											P	P	P	8f						
													18. Kitchen Equipment											P	P	P	8f						
													19. Heavy Equipment Manufacturing												I	P	8f						
													20. Ice Cream Manufacturing											S	P	P	P	8f					
													21. Ice Manufacturing or Storage											S	P	P	P	8f					
													22. Machine Shop or Welding											S	P	P	P	8f					
													23. Metal Fabrication Plant											S	P	P	P	8f					

Residential Districts													Permitted Primary Uses	Nonresidential Districts																				
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2	L. Public Utilities													OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
P	P	P	P	P	P	P	P	P	P	P	P	P	1. Cable TV Transmission Line	P	P	P	P	P	P	P														
P	P	P	P	P	P	P	P	P	P	P	P	P	2. Electric Transmission Line	P	P	P	P	P	P	P														
													3. Electrical Generating Plant			S	S	P	P															
S	S	S	S	S	S	S	S	S	S	S	S	S	4. Electrical Substation	P	P	P	P	P	P	P														
P	P	P	P	P	P	P	P	P	P	P	P	P	5. Gas Transmission Line or Metering Station	P	P	P	P	P	P	P														
P	P	P	P	P	P	P	P	P	P	P	P	P	6. Local Utility Service Line	P	P	P	P	P	P	P														
P	P	P	P	P	P	P	P	P	P	P	P	P	7. Pumping Station	P	P	P	P	P	P	P														
S	S	S	S	S	S	S	S	S	S	S	S	S	8. Radio, TV or Microwave Tower	S	S	S	S	S	S	S														
S	S	S	S	S	S	S	S	S	S	S	S	S	9. Railroad Switching Yards	S	S	S	P	P	P	P														
P	P	P	P	P	P	P	P	P	P	P	P	P	10. Sewage Pumping Station	P	P	P	P	P	P	P														
													11. Sewage Treatment Facility					S	P	P														
S	S	S	S	S	S	S	S	S	S	S	S	S	12. Telephone Exchange, Switching Relay or Transmission Station	P	P	P	P	P	P	P														
													13. Utility Business Office	P	P	P	P	P	P	P	6d													
													14. Utility Service or Storage yard or Buildings			S	P	P	P	P														
P	P	P	P	P	P	P	P	P	P	P	P	P	15. Water Standpipe or Elevated Water Supply, Reservoir or Well	P	P	P	P	P	P	P														
P	P	P	P	P	P	P	P	P	P	P	P	P	16. Water Treatment Plant	P	P	P	P	P	P	P														

Residential Districts														Permitted Primary Uses	Nonresidential Districts								
A	SF-5AC/24	SF-12/22	SF-9.6/20	SF-8.4/18	SF-8.4/16	SF-7.5/18	SF-7.5/16	SF-7.5/12	SF-6/12	2F	MF-1	MF-2		M. Recreation and Entertainment Uses	OP	C-1	C-2	C-3	I-1	I-2	PD	Parking Group Table, Sec. 7200	Special Conditions, Sec. 7800
														1. Amusement, Commercial (Indoor)			P	P	P	I	P	3c	21
														2. Amusement, Commercial (Outdoor)			S	S			P	3d	21
														3. Bar, Dance Hall or Night Club			S	S			P	5b	21
														4. Bowling Alley			P	P	P		P	3b	21
														5. Campground or Recreational Vehicle Park							P		
														6. Coin-Operated Amusement Devices			P	P			P	3c	
														7. Commercial Sport, Ballpark, Stadium or Athletic Field			S	P	P		P	3e	
S	S	S	S	S	S	S	S	S	S	S	S	S	S	8. Country Club	P	P	P	P			P	3g	
														9. Driving Range or Miniature Golf Course			P	P			P	3h	
														10. Go-Cart Track							P	3d	
P	P	P	P	P	P	P	P	P	P	P	P	P	P	11. Golf Course	P	P	P	P	P	P	P	3g	
														12. Gun Club, Skeet or Target Range			S	S	S	S	P		
														13. Membership Sport or Recreation Club			P	P	P		P		
P	P	P	P	P	P	P	P	P	P	P	P	P	P	14. Parks	P	P	P	P	P	P	P		
														15. Pool or Billiard Hall							P	3c	21
														16. Rodeo Ground							P	3d	21
														17. Roller or Ice Skating Rink			P	P	P		P	3d	
														18. Stable, Commercial, Rental or Boarding							P		14
														19. Stable, Riding Club							P		13
														20. Swimming Pool, Commercial			P	P			P		9
														21. Theatre, Drive-In							P		
														22. Theatre, Other Than Drive-In			P	P	P		P	3a	

This page left empty
(Reserved for Future Use)

Section 4500. Area, Setback and Height Regulations.

- A. No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the tables labeled “Section 4500 B. Area and Height Regulations”.
- B. (See Area and Height Regulations Tables.)
- C. Exceptions to Area and Height Regulations:**
1. In an industrial district, no structural setback shall be required from a railroad right-of-way not less than fifty (50) feet in width.
 2. A non-residential building or structure owned and/or operated by a government entity shall be exempt from the district maximum height regulations.
 3. A building or structure may exceed the district maximum height regulations with a Specific Use Permit provided that the following minimum setback requirements are met:
 - a. Single-family or two family dwellings may be increased in height not more than ten (10) feet when two side yards of not less than twenty (20) feet each are provided.
 - b. In zoning classifications other than the C-2 and C-3 Districts, hospitals may be erected to a height not exceeding forty-five (45) feet when the front, side and rear yards are each increased an additional foot for each foot such buildings exceed thirty-five (35) feet.
 - c. In C-2 and C-3 Districts, hospitals may be erected to a height that is deemed appropriate by the City Council provided that the front, side and rear yards are each increased an additional foot for each foot such buildings exceed fifty (50) feet in height, unless the additional setback requirement is modified or waived by the City Council during the approval of the Specific Use Permit. (*Ordinance No. 1494, Approved 8/11/04—Ordinance No. 1503, Approved 10/25/04*)
 4. Interior side yards shall not be required for abutting commercial and industrial properties in the same zoning district if both properties are developed as a unit under a common development plan provided that the construction meets the requirements of the Mansfield Building Code and Fire Code.
 5. Nonconforming lots of record existing at the time of the adoption of this Ordinance and lots or parcels created as a result of condemnation or involuntary sale by owner to a government entity with power of eminent domain, shall be exempt, unless indicated, from the minimum lot area, depth and width requirements provided they are developed in accordance with all minimum yard requirements. Multi-family uses shall not be exempt from the minimum lot area requirements.
 6. When individual attached townhouses or condominiums are to be sold separately, there shall be no minimum lot area, lot width and lot depth requirements; provided that the total land area of the project, including the land on which the units are located and the land held in common ownership by the unit owners, is equal to the total minimum land area required per dwelling unit in the district in which the project is located.

7. The height regulations of this Ordinance shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, storage towers, monuments, ornamental towers or spires, cranes, construction equipment, smoke stacks, stage towers and scenery lofts, tanks, ham radio and television antennas, and microwave relay, radio and television transmission towers provided that in a PR, residential or commercial district restricted to thirty-five (35) feet in height, one (1) addition foot shall be added to the width and depth of the front, side and rear yards for each foot that such structures exceeds thirty-five (35) feet in height. (*Ordinance No. 1448, Adopted 10/13/03---Ordinance No. 1503, Adopted 10/25/04*)
 8. Buildings or structures for existing developments in industrial districts shall be exempt from the minimum yard requirements where the expansion, enlargement or separate addition thereof is limited to land already owned by those businesses or committed to them under long term leases (or extensions thereof) at the time of the enactment of this Ordinance unless it abuts a residential zoning district.
 9. Permitted residential use in the C-4 Downtown Business District, shall not be subject to the area and setback restrictions of a more restrictive residential district.
 10. The zero-lot line concept which involves locating a residential dwelling with a doorless and windowless wall actually on one interior side lot line and with one side yard at a minimum width of ten (10) feet shall be permitted in the SF-6/12 District when the appropriate building lines and necessary structural restrictions for the zero-lot-line concept, as set forth in Section 7800, are shown on a recorded plat which has been approved by the Planning and Zoning Commission.
 11. Where a building line has been established by a recorded plat or a City Ordinance and such line requires a greater or lesser front, side or rear yard setback than is prescribed by this Ordinance for the district in which the building line is located, the required front, side or rear yard shall comply with the building line so established by such plat or ordinance.
 12. Where lots have double frontage, running through from one street to another, a required front yard shall be provided on both streets unless a building line for accessory buildings has been established along one frontage on the plat or by City ordinance, in which event only one required front yard need be observed.
 13. Every part of a required yard shall be open and unobstructed except for accessory buildings or use as permitted herein, and the ordinary projection of window sills, belt courses, fences, cornices, and roof eaves not exceeding twenty-four (24) inches into the required yard. No accessory building or use shall be allowed in the required front or side yard except as provided in Section 7800.B.5.
- D. Minimum Setback for Trash Containers and Refuse or Recycling Storage Areas:** Trash containers and storage areas for refuse or materials awaiting disposal or recycling shall setback a minimum of fifty (50) feet from any public street.
- E. Minimum Floor Area and Building Separation in MF-1 & MF-2 Districts:**
1. In any district in which apartments and multi-family dwellings are permitted, the following standards shall be followed in establishing the minimum floor area, minimum width of a

place or court and minimum separation between buildings, to be measured between building walls:

<u>Dwelling Type</u>	<u>Minimum Floor Area</u>
a. Townhouse	1,200 sq. ft. per unit
b. Apartment and other multi-family dwelling	600 sq. ft. per efficiency 750 sq. ft. per 1 bedroom unit 900 sq. ft. per 2 bedroom unit 1,000 sq. ft. per 3 bedroom unit

The minimum average floor area per apartment or multi-family residential project shall be eight hundred (800) square feet; said minimum average floor area shall apply to the total number of units to be constructed under the same building permit.

<u>When Buildings are Facing</u>	<u>Minimum Separation</u>
a. Front to front	40 feet
b. Front to rear	40 feet
c. Rear to rear	20 feet
d. Side to side	10 feet
e. Side to front	20 feet
f. Side to rear	10 feet

2. In applying the above described standards, the front of a building shall be deemed to be any building face, whether in one or more planes, having doors, entrances or openings for primary access to the building or any unit therein. The rear of the building shall be the face of the building that is most nearly parallel and opposite to the building front and has no doors, entrances or openings for any access to the building or units therein. A building is considered to have a double frontage if both frontage has doors, entrances or openings for access to the building or units therein. The sides of a building shall be building faces that are not considered as the front or rear of the building.

F. Area, Setback and Height Regulations for Accessory Buildings – Refer to Section 7800.B.5.

This page left empty
(Reserved for Future Use)

SECTION 4500B. AREA AND HEIGHT REGULATIONS. 1.) RESIDENTIAL DISTRICTS:

Zoning District ⁶	Minimum Lot Area per Dwelling Unit (Sq. Ft.)	Minimum Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard (Feet)	Minimum Rear Yard (Feet) ¹	Minimum Interior Side Yard (Feet) ¹	Minimum Exterior Side Yard (Feet)		Maximum Height (Feet)	Minimum Masonry Construction ⁶
									backing up to an abutting side yard	backing up to an abutting rear yard		
A	2 acres	2,200	15%	150	200	40	15	25	25	25	35	See Section 4600
SF-12/22	12,000	2,600 ⁸	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,400 ⁸	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	2,200 ⁸	45%	70	110	25	15	10	20	15	35	
SF-7.5/18	7,500	1,800	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
2F	3,750	1,000	45%	65	110	25	15	5 & 10 ²	20	15	35	
MF-1	3,630	See Sec. 4500F	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
MF-2	2,420	See Sec. 4500F	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
SF-5AC/24	5 acres	2,400	15%	200	200	45	35	20	45	20	35	See Section 4600
SF-8.4/16	8,400	1,600	45%	70	110	25	15	5/7.5 ²	20	15	35	
SF-7.5/16	7,500	1,600	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
SF-7.5/12	7,500	1,200	45%	65	110	25	15	5/7.5 ²	20	15	35	
SF-6/12	6,000	1,200	45%	60	100	25	15	0/10 ²	20	15	35	

Footnotes:

- ¹ Refer to Section 7400C for minimum rear or side yard requirement on residential lots abutting property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification.
- ² Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.
- ³ Notwithstanding the above, townhomes, apartments and multi-family dwellings in MF-1 and MF-2 Districts, when located adjacent to other residential districts that do not permit multi-family dwellings, shall setback from the property line along such other residential districts four (4) feet for every one (1) foot of building height. See additional landscaping requirements in Section 7300 that may affect the building setback.
- ⁴ Multi-family dwelling units in MF-1 and MF-2 Districts shall not be higher than 35' or two stories, whichever is less.
- ⁵ For single-family detached dwellings located in SF-8.4/16, SF-7.5/12 and SF-6/12 Districts, the minimum interior side yard shall be five (5) feet for one-story units and seven and a-half (7.5) feet for units with more than one-story. Zero-lot-line dwellings in SF-6/12 District shall comply with the provisions in Section 4500C.10.
- ⁶ The area and height regulations for the PR District shall be the same as those provided for the SF-12/22 District.
- ⁷ Developments in the SF-7.5/18 District approved prior to September 14, 2015, and developments in the SF-7.5/16 District approved prior to November 13, 2000, may continue to use a minimum interior side yard of five (5) feet for one-story dwelling units and seven and a-half (7.5) feet for dwelling units with more than one-story.
- ⁸ Developments approved prior to January 14, 2019, may continue to use a minimum floor area as follows: SF-12/22 or PR may be 2,200 square feet; SF-9.6/20 may be 2,000 square feet, and SF-8.4/18 may be 1,800 square feet.

SECTION 4500 B. AREA AND HEIGHT REGULATIONS 2) NON-RESIDENTIAL DISTRICTS

Zoning Districts (Numbers in brackets refer to exceptions in Section 4500C)	Lot Dimension (i.e. Area, Width, Depth)	Maximum Floor Area Ratio	Minimum Building Setback (feet) (7) (10) (12)			Masonry Construction Requirement	Maximum Height (Feet) (2) (6)
			When abutting street right-of-way	When abutting other property lines (1) (3)			
				in a non-residential district	in a residential district		
OP	None	0.6	25	None	Refer to Section 7400C	Refer to Section 4600	35
C-1	None	0.6	25	None	Refer to Section 7400C	Refer to Section 4600	35
C-2	None	2.0	25	None	Refer to Section 7400C	Refer to Section 4600	50
C-3	None	2.0	25	None	Refer to Section 7400C	Refer to Section 4600	50
C-4	None	2.0	NONE	None	10	Refer to Section 4600	40
I-1	None	2.0	30	None	40	Refer to Section 4600	None
I-2	None	1.0	30	None	40	Refer to Section 4600	None