

# Density Dimensional Standards - O, C Districts

Density and Dimensional Standards - All Other Districts									
		O&11 Office & Institutional District	O&12 Office & Institutional District	O&13 Office & Institutional District	C1 Commercial District	C2 Commercial District	C3 Commercial District	C4 Commercial District	
Standards	Notes	Districts							
<b>Lot Standards</b>									
Minimum Lot Area (sq. ft.)		7,500	7,500	7,500	7,500	10,000	10,000	10,000	
Maximum Building Coverage	% of lot area	40	50	60	40	50	60	60	
Minimum Lot Width (ft.)		50	50	50	50	50	50	50	
<b>Principal Buildings</b>									
Setbacks (ft.) [1,2,3]	Front	25	25	25	25	25	25	25	
	Side	7	7	10	10	10	10	10	
	Rear	25	25	25	25	25	25	25	
Maximum Building Size (sq. ft.)	Ground floor area	7,500	20,000	—	10,000	50,000	—	—	
Maximum Height (ft.) [5-6]		42	60	75	35	50	70	70	
<b>Accessory Buildings (Detached)</b>									
Setbacks (ft.) [1,2]	Front [4]	25	25	25	25	25	25	25	
	From other buildings	6	6	6	6	6	6	6	
Minimum Garage Entry Setback (ft.)	rear entry (from alley)	10	10	10	10	10	10	10	
Minimum Garage Entry Setback (ft.)	side entry (from alley)	5	5	5	5	5	5	5	
Maximum Height (ft.) [6]		—	—	—	—	—	—	—	
Maintenance Accessory Building	Maximum size (sq. ft.)	400	400	400	400	600	600	600	

**Notes:**

- [1] If the recorded plat of subdivision provides greater setbacks, the provisions of the plat shall prevail.
- [2] The side yard of a corner lot and rear yard of a double frontage lots shall conform to the minimum front yard requirements of the district.
- [3] During site plan review, side yard setbacks may be reduced - to 0 feet where the buildings are attached along a common lot line.
- [4] Accessory structures shall not be located within a required front yard or beyond the front face of the principal structure, whichever is more restrictive. However, a minimum setback of 20 feet from all street rights-of-way shall be provided for garages and carports. If, in the judgment of the planning director, construction of a garage or carport is compatible with the neighborhood, in respect to availability of land for public sidewalks, right-of-way needs, and the location of structures within the block, then such construction may occur with revised minimum setback(s) as determined by the planning director.
- [5] Height restrictions of Airport Overlay District may be more restrictive.
- [6] Height shall not exceed the height of its principal structure.

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