### Density Dimensional Standards - O, C Districts

#### O&I Office & Institutional District
- Minimum Lot Area (sq. ft.): 7,500
- Maximum Building Coverage: 60%
- Minimum Lot Width (ft.): 50

#### O&I2 Office & Institutional District
- Minimum Lot Area (sq. ft.): 7,500
- Maximum Building Coverage: 60%
- Minimum Lot Width (ft.): 50

#### O&I3 Office & Institutional District
- Minimum Lot Area (sq. ft.): 7,500
- Maximum Building Coverage: 60%
- Minimum Lot Width (ft.): 50

#### C1 Commercial District
- Minimum Lot Area (sq. ft.): 10,000
- Maximum Building Coverage: 60%
- Minimum Lot Width (ft.): 50

#### C2 Commercial District
- Minimum Lot Area (sq. ft.): 10,000
- Maximum Building Coverage: 60%
- Minimum Lot Width (ft.): 50

#### C3 Commercial District
- Minimum Lot Area (sq. ft.): 10,000
- Maximum Building Coverage: 60%
- Minimum Lot Width (ft.): 50

#### C4 Commercial District
- Minimum Lot Area (sq. ft.): 10,000
- Maximum Building Coverage: 60%
- Minimum Lot Width (ft.): 50

### Standards Notes

- **Lot Standards**
  - Minimum Lot Area (sq. ft.): 7,500
  - Maximum Building Coverage: 40%
  - Minimum Lot Width (ft.): 50

- **Principal Buildings**
  - Setbacks (ft.) [1,2,3]
    - Front: 25
    - Side: 7
    - Rear: 25
  - Maximum Building Size (sq. ft.)
    - Ground floor area: 7,500
  - Maximum Height (ft.) [5-6]
    - 42

- **Accessory Buildings (Detached)**
  - Setbacks (ft.) [1,2]
    - Front [4]: 25
    - From other buildings: 6
  - Minimum Garage Entry Setback (ft.)
    - Rear entry (from alley): 10
    - Side entry (from alley): 5
  - Maximum Height (ft.) [6]
    - 400

### 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.