

14.2 Development Standards Matrices

A. Single Family Residential Districts

1. Districts Included
 - a. RR: Rural Residential. (see Article 2.1 for additional regulations)
 - b. R1: Low Density Residential. (see Article 2.2 for additional regulations)
 - c. R2: Low Density Residential. (see Article 2.3 for additional regulations)
 - d. R3: Medium Density Residential. (see Article 2.4 for additional regulations)
 - e. R4: Medium Density Residential. (see Article 2.5 for additional regulations)
 - f. R5: High Density Residential. (see Article 2.6 for additional regulations)
2. Single Family Residential Development Standards Matrices

Table 14.2A.2.a-f: Single Family Residential District Development Standards									
a.	General Development Standards	Unit	RR	R1	R2	R3	R4	R5^(a)	R5^(b)
	Minimum Lot Area	Sq. Ft.	65,000	30,000	15,000	10,000	6,000	5,000	10,000
	Minimum Lot Width	Feet	150	100	90 ⁽²⁾	80 ⁽²⁾	60	50	70
	Minimum Lot Frontage ⁽¹⁾	Feet	90	50	40	35	25	25	35
	Maximum Lot Coverage		10%	20%	35%	35%	40%	40%	40%
	Maximum Lot Depth-to-Width ratio		3:1	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾	⁽³⁾
	Mandatory Attachment to public/semi-public water and sewer		No	Yes	Yes	Yes	Yes	Yes	Yes
Notes: ^(a) Single Family ^(b) Two-Family ⁽¹⁾ On a public street and gain direct access from said public street or an abutting alley ⁽²⁾ For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within three years of the approval of the prior section. (See Table 14.2A.2.f) ⁽³⁾ Not applicable									
b.	Minimum Yards and Setbacks (front)	Unit	RR	R1	R2	R3	R4	R5	
	Primary Structure	Feet	30	30	30	30	30	30	
	Unenclosed Porch	Feet	20	20	20	20	20	20	
	Minimum Yards and Setbacks (side)	Unit	RR	R1	R2	R3	R4	R5	
	Minimum Yard	Feet	20	10	12 ⁽¹⁾	10 ⁽¹⁾	6	6	
	Minimum Yards and Setbacks (rear)	Unit	RR	R1	R2	R3	R4	R5	
	Accessory Building	Feet	35	10	10	5	5	5	
	Primary Building	Feet	25	25	25	20	20	20	
Notes: ⁽¹⁾ For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within three years of the approval of the prior section. (See Table 14.2A.2.f)									
c.	Maximum Building Height	Unit	RR	R1	R2	R3	R4	R5	
	Primary Building Height	Feet	35	35	35	35	35	35	
	Accessory Building Height	Feet	25	25	25	25	25	25	
d.	Minimum Main Floor Area								
	One Story Building	Unit	RR	R1	R2	R3	R4	R5	
	Main Floor	Sq. Ft.	1,700	1,700	1,500	1,300	1,200	1,000	
	Two or More Story Building	Unit	RR	R1	R2	R3	R4	R5	
	Main Floor	Sq. Ft.	1,200	1,200	1,200	1,100	900	720	
	Total Finished Floor Area	Sq. Ft.	1,700	1,700	1,500	1,300	1,200	1,000	
e.	Eligibility to use Development Incentives		RR	R1	R2	R3	R4	R5	
	Eligible to use Development Incentives		No	Yes	Yes	Yes	No	No	
f.	Special Provisions ⁽¹⁾	Unit	RR	R1	R2	R3	R4	R5	
	Minimum Lot Width	Feet	(N/A)	(N/A)	80 ⁽¹⁾	70 ⁽¹⁾	(N/A)	(N/A)	
	Minimum Side Yard	Feet	(N/A)	(N/A)	8 ⁽¹⁾	6 ⁽¹⁾	(N/A)	(N/A)	
Notes: ^(N/A) Not Applicable ⁽¹⁾ Special Provisions for Certain Lots Primary Platted In A Subdivision Before January 1, 2007. For all lots in any subdivision which were included in a primary plat that received approval prior to January 1, 2007, and which were included in an approved, recorded secondary plat within three years of the date of primary plat approval, and if the subdivision is developed in more than one section, approval for each subsequent section shall be filed for within									

three years of the approval of the prior section, the development standards set forth below shall be deemed to be modified to read as above.

B. Multi-Family Districts

1. Districts Included
 - a. R6: High Density Residential (see Article 2.7 for additional regulations)
 - b. RI: Residential Infill (see Article 2.XX for additional regulations)
 - c. RU: Urban Residential (see Article 2.17 for additional regulations)
2. Multi-Family Residential Development Standards Matrices

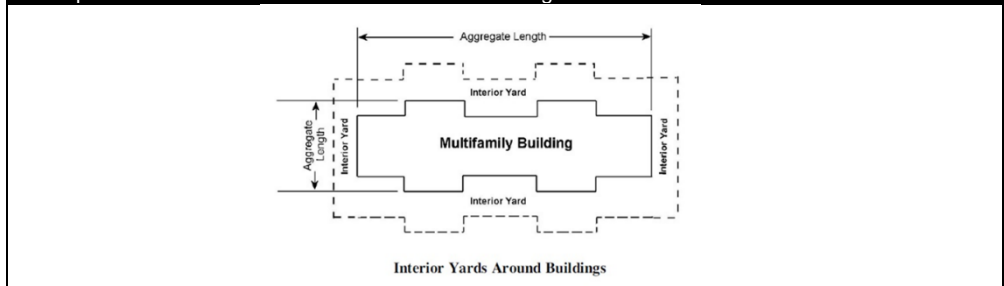
Table 14.2B.2.a-i: Multi-Family Residential District Development Standards					
a.	General Development Standards	Unit	R6	RU	RI
	Maximum project gross density	Dwelling units per acre	8	(N/A)	(N/A)
	Minimum project frontage on a public street and gain access from said public street	Feet	150	50 ⁽¹⁾	50
	Mandatory Attachment to public/semi-public water and sewer		Yes	Yes	Yes
Notes: ⁽¹⁾ Or abutting alley (N/A) Not applicable					
b.	Minimum Yards and Setbacks				
	Front	Unit	RU	RI	RI
	Front (minimum)	Feet	20	5	10
	Front (maximum)	Feet	(N/A)	25	20
	Side	Unit	R6	RU	RI
	Side	Feet	30	(Below)	15
	Accessory Building	Feet	(N/A)	6	10
	Nonresidential Uses	Feet	(N/A)	15	(N/A)
	Residential Uses	Feet	(N/A)	6	(N/A)
	Rear (minimum)	Unit	R6	RU	RI
	Rear	Feet	30	(Below)	20
	Accessory Building	Feet	(N/A)	5	10
	Primary Building	Feet	(N/A)	25	15
	Interior Yard (minimum)	Unit	R6	RU	RI
	Buildings containing Dwelling units	Feet	15 ⁽¹⁾	6	15
	Accessory buildings or uses	Feet	5	5	10
Notes ^(N/A) – Not Applicable (Below) –Detailed Standards for uses or structures immediately below ⁽¹⁾ –Or ten (10) feet plus one (1) additional foot for every ten (10) feet of aggregate length of any wall of a building, whichever is the greater.					
	Front		R6	RU	RI
	Driveways		Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Walkways with a maximum width of up to six feet		Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Signs as regulated by Article VII		Yes ⁽¹⁾	No	Yes ⁽¹⁾
	Front stairs, stoops, patios or open balconies which project no more than ten feet from the building, but shall not encroach into any public right-of-way		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Side		R6	RU	RI
	Open space free from buildings or structures		Yes	Yes	Yes
	Rear		R6	RU	RI
	Open space free from buildings or structures		Yes	Yes	Yes
	Driveways		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Walkways		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Parking Areas		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Interior Access Drives		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Interior Access Driveways		No	Yes ⁽¹⁾	Yes ⁽¹⁾
	Interior Yards around building containing dwelling units (See 14.2.B.3.a-c below)		R6	RU	RI
	Individual interior access drives leading to attached garages serving individual units		Yes	No	No
	Open space		Yes	Yes	Yes
	Foundation landscaping		Yes	Yes	Yes
	Walkways not exceeding six (6) feet in width		Yes	Yes	Yes
	Interior access drives, parking areas, open balconies, uncovered porches and patios which do not project more than 50% into the required interior yard.		Yes	No	No
	Interior access drives leading to parking areas located between the rear lot line and the rear building line.		No	Yes	Yes
	Interior access drives leading to overhead garage doors.		No	Yes	Yes

	Uncovered porches and patios which do not project more than five feet into the required interior yard.	No	Yes	Yes
	Interior yards around accessory buildings or uses (See 14.2.B.3.d below)	R6	RU	RI
	Open space	Yes	Yes	Yes
	Foundation landscaping	Yes	Yes	Yes
	Walkways not exceeding six (6) feet in width	Yes	No	No
	Interior access drives leading to carports or overhead garage doors.	Yes	Yes	Yes
	Walkways with no maximum width	No	Yes	Yes
Notes: ⁽⁴⁾ Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV.				
d.	Building Height			
	Maximum Height of Primary Building, not to exceed containing a Dwelling Unit (R6 and RU)	Stories	Feet	
	R6	5	50	
	RU	3	40	
	Maximum Height of Primary Building, not to exceed containing a Dwelling Unit (RI)	Stories	Feet	
	Commercial Residential, Multifamily Dwelling, Institutional Residential	4	40	
	Single Family Attached Dwelling, Attached Dwelling (Missing Middle)	3	45	
	Minimum Height of Primary Building, not to exceed containing a Dwelling Unit (RI)	Stories	Feet	
	Commercial Residential, Multifamily Dwelling, Institutional Residential	8	100	
	Single Family Attached Dwelling, Attached Dwelling (Missing Middle)	2	24	
e.	Architectural Review	R6	RU	RI
	Subject to the requirements for the filing of a development plan for architectural and site design review.	Yes	Yes	Yes
f.	Eligibility to use Development Incentives	R6	RU	RI
	Eligible to use Development Incentives set forth in Article V of this ordinance.	No	No	No
g.	Developed recreational open space requirements.	Unit	R6	RU
	Percent of total lot are of the project area	Percent	10	(N/A) (N/A)
	May overlap any required interior yards or perimeter yards		No	(N/A) (N/A)
	Direct linkage to any adjacent portion of the Greenway Plan		Yes	(N/A) (N/A)
Notes: ^(N/A) – Not Applicable				
h.	Utilization of private streets, interior access driveways and interior access drives in compliance with the standards set forth in Article IV to serve individual buildings and dwelling units.	R6	RU	RI
	Private Streets	Yes	Yes	Yes
	Interior access driveways	Yes	Yes	Yes
	Interior access drives	Yes	Yes	Yes
i.	Development Standards within the RU District. Unless specified elsewhere, the following development standards for single and two-family dwellings shall apply:	Single Family Dwellings	Two-Family Dwellings	
	Individual Lots	R-4 District	R-5 District	

3. Interior Yards Examples

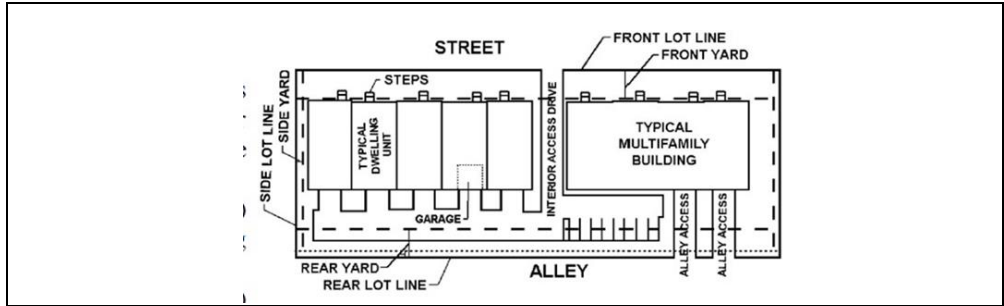
- a. The distance between buildings shall be the sum of each applicable minimum interior yard;
- b. Interior yards shall be measured perpendicular to the building or structure at all points; and,

Example 4.12B.3.a and b: Interior Yard Around Buildings



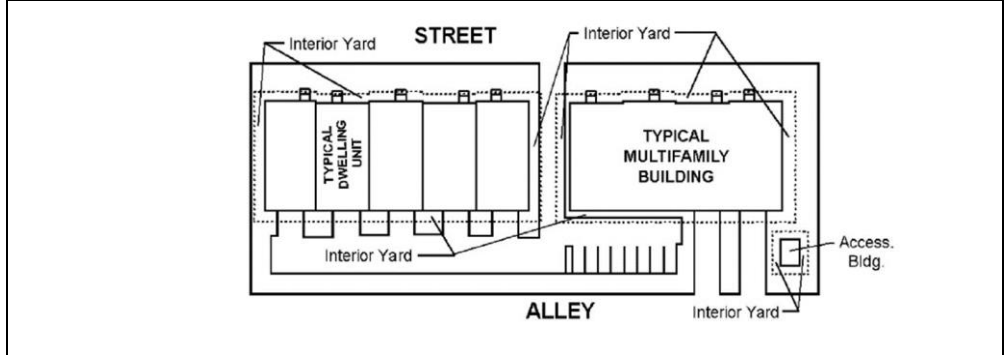
- c. Interior yards shall not overlap any required perimeter yards (R-6) or lot line (RU).

Example 4.12B.3.c: Interior Yard Relationship to Perimeter Yards



d. Interior Yards around Accessory Buildings.

Example 4.12B.3.d: Interior Yard Around Accessory Buildings



C. Mixed Use Districts

1. Districts Included

- a. TC: Town Center. (see Article 2.8 for additional regulations)
- b. RF: Residential Flex. (see Article 2.20 for additional regulations)

2. Mixed Use Development Standards Matrix

a. General Development Standards		Unit	TC	RF
Minimum Lot Width and Frontage on a public street		(feet)	25	(2)
Minimum Lot Size		Sq. Ft.	(3)	(3)
b. Minimum Yards and Setbacks				
Front-Town Center		Unit	TC	
Front		Feet	0	
Front-Residential Flex				
Habitable Areas		Unit	RF	
Two Family, Single Family Detached, Attached (Missing Middle) Dwellings		Feet	20	
Commercial Residential, Single Family Attached		Feet	0	
Dwelling Multifamily		Feet	25	
Other Master Plan Uses		Feet	(5)	
Accessory Dwelling Unit		Feet	(N/A)	
Not Listed Above			(5)	
Non Habitable Area		Unit	RF	
Porch		Feet	10	
Garage (Front Loaded)		Feet	(4)	
Garage (Side Loaded)		Feet	20	
Garage (Rear Loaded)		Feet	(6)	
Side (excepting attached dwelling units)		Unit	TC	RF
Abutting an alley		Feet	5	6
Abutting a lot line		Feet	0 (1)	6
Side Yard		Feet	(N/A)	(N/A)
Bufferyard		Feet	5	(N/A)
Rear		Unit	TC	RF
Abutting an alley		Feet	5	20 (7)
Abutting a lot line		Feet	0 (1)	10
Side Yard		Feet	(N/A)	(N/A)
Bufferyard		Feet	5	(N/A)

Notes				
: (N/A) – Not Applicable				
(1) -If a side or rear setback is provided along any side or rear lot not abutting an alley, such setback shall not be less than five (5) feet.				
(2) -There shall be no minimum lot requirement. The developer and/or subdivider must provide evidence that the size of any and all lots are conducive to the construction of at least one (1) of the permitted primary uses without the necessity of relief from the standards.				
(3) There shall be no minimum lot area requirements. The developer and/or subdivider must provide evidence that the size of the lot is conducive to the construction of at least one (1) of the permitted primary uses without the necessity of relief from the standards. Minimum Lot Width will determine type of lot access and parking.				
(4) At least five (5) feet behind Habitable Area				
(5) As determined in approved Master Plan				
(6) To the rear of the primary structure				
(7) From centerline of alley				
c. Use of Minimum Yards. All minimum yards and bufferyards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Article 4.7 - Landscape Provisions of this ordinance and shall remain free from structures except where expressly permitted below.				
Minimum front yards		TC	RF	
Driveways		Yes ⁽¹⁾	⁽²⁾	
Signs as regulated by Article VII		Yes ⁽¹⁾	⁽²⁾	
Plazas developed in compliance with Article 5.6C(3)(a)		Yes ⁽¹⁾	⁽²⁾	
Walkways from the sidewalk to a building entrance		Yes ⁽¹⁾	Yes ⁽¹⁾	
Minimum front Bufferyards		TC	RF	
Driveways		Yes ⁽¹⁾	(N/A)	
Signs as regulated by Article VII		Yes ⁽¹⁾	(N/A)	
Walkways from the sidewalk to a building entrance		Yes ⁽¹⁾	Yes ⁽¹⁾	
Minimum side and rear yards		TC	RF	
Driveways		Yes ⁽¹⁾	⁽²⁾	
Interior Access Driveways		Yes ⁽¹⁾	⁽²⁾	
Parking Areas		Yes ⁽¹⁾	⁽²⁾	
Loading Areas		Yes ⁽¹⁾	⁽²⁾	
Walkways or other pedestrian way connections to adjoining lots		Yes ⁽¹⁾	Yes ⁽¹⁾	
Minimum side and rear bufferyards		TC	RF	
Walkways or other pedestrian way connections to adjoining lots		Yes ⁽¹⁾	Yes ⁽¹⁾	
Notes				
: (1) Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV.				
(2) As Determined in approved Master Plan				
d. Maximum Building Height		Unit	TC	RF
Primary Building Maximum Building Height		Feet	50	(N/A)
Primary Buildings, not to exceed		Stories	4	(N/A)
Two Family, Single Family Attached, Single Family Detached, Attached (Missing Middle Dwellings		Feet	(N/A)	40
Commercial Residential		Feet	(N/A)	60
Dwelling Multifamily		Feet	(N/A)	60
Other Master Plan Uses		Feet	(N/A)	40 ⁽⁶⁾
Accessory Dwelling Unit		Feet	(N/A)	20
Accessory buildings		Feet	25	25
e. Architectural Review		TC RF		
Subject to the requirements for the filing of a development plan for architectural and site design review.		Yes Yes		
f. Eligibility to use Development Incentives		TC RF		
Eligible to use Development Incentives set forth in Article V of this ordinance.		Yes No		
g. Off Street Loading		TC RF		
Located on the lot served		Opt Yes		
Located within fifty (50) feet of the lot served		Opt No		
Compliant with Article IV		Yes Yes		
h. Reserved				
i. Single Family, Two-Family, and Multi-Family Development Standards				
Single Family Dwellings		TC	RF	
Individual Lots		R-4 District	⁽²⁾	
Part of a larger multi-family dwelling project		RU District	⁽²⁾	
Two-Family Dwellings		TC	RF	
Individual Lots		R-5 District	⁽²⁾	
Part of a larger multi-family dwelling project		RU District	⁽²⁾	
Multi-Family Dwellings		TC	RF	
Multi-family that is not a mixed use		RU District ⁽¹⁾	⁽²⁾	

Notes: ⁽¹⁾ Dwelling units in mixed-use buildings shall be located on the upper stories of buildings, unless authorized by the approval of a development incentive.					
⁽²⁾ See Table C.2.a and C.2.b above					
j. Parking Access, Location, and Garage Type					
TC: Town Center	Access to Parking Area		Parking Location		
	Street	Alley ⁽¹⁾	Front	Rear	Interior
	⁽³⁾	Req	No	Opt	Opt
RF: Residential Flex	Access to Parking Area		Parking Location		
Dwelling, Single Family Detached, Dwelling, Two Family	Street	Alley ⁽¹⁾	Front	Rear	Interior
Frontage Width: 60 feet or less	No	Req	No	Req	No
Frontage Width: More than 60 feet, less than 80 feet	Opt	Opt	Opt	Opt	No
Frontage Width: 80 feet or more	Opt	Opt	Opt	Opt	No
	Access to Parking Area		Parking Location		
	Street	Alley ⁽¹⁾	Front	Rear	Interior
Dwelling, Single Family Attached	No	Req	No	Req	No
Attached (Missing Middle)	No	Req	No	Req	No
Commercial Residential	Opt ⁽²⁾	Opt	No	Opt	No
Dwelling Multifamily	Opt ⁽²⁾	Opt	No	Req	Req
Other Master Plan Uses	⁽²⁾	⁽²⁾	⁽²⁾	⁽²⁾	⁽²⁾
Accessory Dwelling Unit	No	Req	No	Req	No
Garage Door Facing (Garages may not be required. If provided, the following provisions are prescribed)					
Dwelling, Single Family Detached, Dwelling, Two Family		Alley/Rear	Front	Side	Interior
Frontage Width: 60 feet or less		Req	No	No	No
Frontage Width: More than 60 feet, less than 80 feet		Opt	Opt ⁽⁴⁾	Opt	No
Frontage Width: 80 feet or more		Opt	No	Opt	No
		Alley/Rear	Front	Side	Interior
Dwelling, Single Family Attached		Req	No	No	No
Attached (Missing Middle)		Req	No	No	No
Commercial Residential		Opt	No	No	Opt
Dwelling Multifamily		Opt	No	No	Opt
Other Master Plan Uses		Opt	No	No	No
Accessory Dwelling Unit		Req	No	No	No
Notes:	No- Not allowed Opt-Optional Req-Required ⁽¹⁾ Must be an improved alley ⁽²⁾ To be determined in approved Master Plan ⁽³⁾ Only if Plan Commission/Director determine no other access is feasible. ⁽⁴⁾ Not in TC: Town Center				

D. Commercial Districts

1. Districts Included

- a. AC: Automotive Commercial. (see Article 2.19 for additional regulations)
- b. GC: General Commercial. (see Article 2.11 for additional regulations)
- c. HB: Highway Business. (see Article 3.9 for additional regulations)
- d. NR: Neighborhood Retail Commercial. (see Article 2.9 for additional regulations)
- e. OD: Office District. (see Article 2.10 for additional regulations)

2. Commercial Districts Development Standards Matrix

a.	Minimum Lot Width and Frontage. Each lot or integrated center shall have a minimum lot width and frontage on a public street as shown below:	Unit	AC	GC	HB	NR	OD
	Minimum Lot Width and Frontage	Feet	50	50	50	50	50
b.	Minimum Yard and Setbacks						
	Minimum Front Yard and Building Setback	Unit	AC	GC	HB	NR	OD
	Front	Feet	20	20	20	20	20
	Outdoor Dining	Feet	10	10	10	10	10
	Minimum Side Yard and Setback	Unit	AC	GC	HB	NR	OD
	Minimum Side Yard	Feet	10	10	10	10	10
	Minimum Side Bufferyard ⁽¹⁾	Feet	20	20	20	15	15
	Minimum Side Yard and Setback	Unit	AC	GC	HB	NR	OD
	Minimum Rear Yard	Feet	10	10	10	10	10
	Minimum Rear Bufferyard ⁽¹⁾	Feet	20	20	20	15	15

Minimum Yards for Out Lots		Unit	AC	GC	HB	NR	OD
Out Lot to Out Lot		Feet	5	5	5	5	5
Out Lot to Integrated Center Perimeter		Feet	(2)	(2)	(2)	(2)	(2)
Main Integrated Center to Outlot		Feet	0	0	0	0	0
Notes:	(1) When facing or abutting a residential use that is not legal nonconforming. (2) Applicable minimum front, side or rear yard requirements for the zoning district.						
c.	Use of Minimum Yards. All minimum yards and bufferyards shall be landscaped in compliance with the requirements for perimeter yard landscaping as set forth in Article 4.7 - Landscape Provisions of this ordinance and shall remain free from structures except where expressly permitted below.						
Minimum Front Yards		AC	GC	HB	NR	OD	
Driveways		Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)
Minimum Front Bufferyards		AC	GC	HB	NR	OD	
Driveways		Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)
Minimum Side and Rear Yards		AC	GC	HB	NR	OD	
Interior Access Driveways connecting to adjoining lots		Yes	Yes	Yes	Yes (1)	Yes (1)	Yes (1)
Minimum Side and Rear Bufferyards		AC	GC	HB	NR	OD	
Shall be landscaped with grass and shrubbery, trees or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for perimeter landscape yards as set forth in Article IV.							
Notes:	(1) Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV. (2) Provided that no portion of the parking area may be located closer to the right-of-way than ten feet; except for minimum front yards abutting the Ronald Reagan Parkway or a frontage street parallel to the Ronald Reagan Parkway, where parking areas shall be prohibited.						
d.	Maximum Building Height	Unit	AC	GC	HB	NR	OD
	Maximum Building Height	Feet	75	75	75	35	75
e.	Architectural Review	AC	GC	HB	NR	OD	
	Subject to the requirements for the filing of a development plan for architectural and site design review.	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)
Notes:	If any portion of a lot is within 600 feet of a residential district or Gateway Corridor.						
f.	Eligibility to use Development Incentives	AC	GC	HB	NR	OD	
	Eligible to use Development Incentives set forth in Article V of this ordinance.	No	Yes	No	Yes	Yes	Yes

E. Industrial and Distribution Districts

1. General Development Standards

- a. AG: Agriculture. (See Article 2.16 for additional regulations)
- b. CI: Commercial/Industrial. (See Article 3.5 for additional regulations)
- c. I1: Research/Office Industrial District. (See Article 2.12 for additional regulations)
- d. I2: Office/Warehouse Distribution. (See Article 2.13 for additional regulations)
- e. I3: Light Industrial. (See Article 2.14 for additional regulations)
- f. I4: Heavy Industrial. (See Article 2.15 for additional regulations)

2. Industrial Development Standards Matrix

a. Minimum Lot Size, Width, and Frontage. Each lot or integrated center shall have a minimum lot width and frontage on a public street as shown in the table below								
	Unit	AG	CI	I1	I2	I3	I4	
Minimum Lot Size	Acres	5	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Lot Coverage	Percent	10%	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Lot Depth to Width Ratio		4:1	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width and Frontage	Feet	300	75	75	100	150	150	
b. Minimum Yards and Setbacks								
Minimum Front Yard and Building Setback (Front)	Unit	AG	CI	I1	I2	I3	I4	
	Feet	30	30	30	60	120	120	
Minimum Side Yard and Setback	Unit	AG	CI	I1	I2	I3	I4	
Minimum Side Yard	Feet	50	10	10	10	10	20	
Minimum Side Bufferyard (1)	Feet	50	25	25	50	100	150	
Minimum Rear Yard and Setback	Unit							
Minimum Rear Yard	Feet	See below	10	10	10	10	20	
Minimum Rear Bufferyard (1)	Feet		25	25	50	100	150	
Agricultural Rear Yard	Unit							
Agricultural Building	Feet	150	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)
Residential Accessory Building	Feet	50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)

	Residential Primary Building	Feet	50	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	
	Minimum Yards for Out Lots	Unit							
	Out Lot to Out Lot	Feet	(N/A)	5	(N/A)	(N/A)	(N/A)	(N/A)	
	Out Lot to Integrated Center Perimeter	Feet	(N/A)	(2)	(N/A)	(N/A)	(N/A)	(N/A)	
	Main Integrated Center to Outlot	Feet	(N/A)	0	(N/A)	(N/A)	(N/A)	(N/A)	
Notes :	(1) When facing or abutting a residential use that is not legal nonconforming. (2) Applicable minimum front, side or rear yard requirements for the zoning district. (N/A) – Not Applicable								
c.	Use of Minimum Yard.								
	Minimum Front Yards	AG	CI	I1	I2	I3	I4		
	Driveways	(3)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	
	Minimum Front Bufferyards	AG	CI	I1	I2	I3	I4		
	Driveways	(2)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	
	Minimum Side and Rear Yards	AG	CI	I1	I2	I3	I4		
	Interior Access Driveways connecting to adjoining lots	(2)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	
	Minimum Side and Rear Bufferyards	AG	CI	I1	I2	I3	I4		
	Shall be landscaped with grass and shrubbery, trees or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for perimeter landscape yards as set forth in Article IV.								
Notes :	(1) Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV. (2) Not addressed by ordinance.								
d.	Maximum Building Height		Unit	AG	CI	I1	I2	I3	I4
	Primary Building	Feet	35	50	35	75 (2)	(1) (2)	(1) (2)	
	Accessory Building	Feet	25	(3)	(3)	(3)	(3)	(3)	
	Agricultural Building	Feet	(1) (4)	(3)	(3)	(3)	(3)	(3)	
Notes:	(1) Unlimited (2) Provided that the setback for that portion of the building or structure which is in excess of 35 feet shall be increased by one foot each one foot of building or structural height above 35 feet until the ultimate height is allowed. (3) Not addressed (4) Provided that for each additional foot over 50 feet in height, one additional foot shall be added to the minimum yard and building setback requirements.								
e.	Minimum Main Floor Area								
	One Story Building	Unit	AG	CI	I1	I2	I3	I4	
	Main Floor	Square Feet	1,200	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	
	Two or More Story Building	Unit	AG	CI	I1	I2	I3	I4	
	Main Floor	Square Feet	800	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	
	Total Finished Floor Area	Square Feet	1,200	(N/A)	(N/A)	(N/A)	(N/A)	(N/A)	
Notes:	(N/A) – Not Applicable								
f.	Reserved								
g.	Architectural Review.		AG	CI	I1	I2	I3	I4	
	Subject to the requirements for the filing of a development plan for architectural and site design review.		No	Yes (1)	Yes (1)	Yes (1)	Yes (1)	Yes (1)	
Notes :	(1) If any portion of a lot is within 600 feet of a residential district or Gateway Corridor.								
h.	Development Incentives.		AG	CI	I1	I2	I3	I4	
	Eligible to use Development Incentives set forth in Article V of this ordinance.		No	No	Yes	Yes	Yes	Yes	

F. Institutional and Master Planned Districts

1. Districts Include

- a. G: Golf. (see Article 3.6 for additional regulations)
- b. IG: Institutional (Government). (see Article 3.8 for additional regulations)
- c. REL: Religious. (see Article 3.4 for additional regulations)
- d. S: School. (see Article 3.3 for additional regulations)
- e. P: Park (see Article 3.2 for additional regulations)

2. Institutional and Master Planned Development Standards Matrix

a.	General Development Standards	Unit	G	IG	REL	S	P
	Minimum lot area	Square Feet	43,560	(N/A)	(N/A)	(N/A)	(N/A)
	Minimum lot width	Feet	50	100	100	100	100
	Minimum lot frontage on a public street	Feet	30	100	100	100	100

Notes:	(N/A) – Not Applicable Or the minimum lot area of any abutting R-1, R-2, R-3, R-4, or R-5 District (if any.)						
b.	Minimum Yards and Setbacks						
	Minimum Front Yard and Building Setback	Unit	G	IG	REL	S	P
	Front	Feet	30 ⁽¹⁾	30 ⁽¹⁾	30 ⁽¹⁾	30 ⁽¹⁾	30 ⁽¹⁾
Notes:	⁽¹⁾ Or as specified in an approved Master Plan						
	Side Yard	Unit	G	IG	REL	S	P
	Accessory buildings or structures	Feet	20 ⁽¹⁾	10 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	10 ⁽¹⁾
	Designated or improved grade level activity areas (i.e., dirt, grass or bark trails; grass play areas and the like) excluding any hard surfaced recreation area	Feet	5 ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾
	Play fields, ball fields, ball courts, game courts, spray or wading pools, outdoor swimming pool, ice or roller skating rink, skateboard facility or any other hard surfaced recreation area	Feet	20 ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾
	Primary building	Feet	20 ⁽¹⁾	10 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	10 ⁽¹⁾
	Recreational equipment/playground apparatus	Feet	20 ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾
Notes:	⁽¹⁾ Or as specified in an approved Master Plan						
	Rear Yard	Unit	G	IG	REL	S	P
	Accessory buildings or structures	Feet	20 ⁽¹⁾	10 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	10 ⁽¹⁾
	Designated or improved grade level activity areas (i.e., dirt, grass or bark trails; grass play areas and the like) excluding any hard surfaced recreation area	Feet	5 ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾
	Play fields, ball fields, ball courts, game courts, spray or wading pools, outdoor swimming pool, ice or roller skating rink, skateboard facility or any other hard surfaced recreation area	Feet	20 ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾
	Primary building	Feet	20 ⁽¹⁾	10 ⁽¹⁾	20 ⁽¹⁾	20 ⁽¹⁾	10 ⁽¹⁾
	Recreational equipment/playground apparatus	Feet	20 ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾	(N/A) ⁽¹⁾
Notes:	(N/A) – Not Applicable –Or as specified in an approved Master Plan						
c.	Use of Yard. All minimum yards and bufferyards shall be landscaped with grass, trees, shrubbery or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below.						
	Minimum Front Yards	G	IG	REL	S	P	
	Driveways	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Parking Areas, Golf Cart Paths, Fences, Tee Boxes, Ball Washers, Greens and Fairways, Maintenance Pathways	Yes ⁽¹⁾	No	No	No	No	No
	Greenways	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Trails	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Outdoor recreational improvement which is comprised primarily of live vegetation	Yes ⁽¹⁾	No	No	No	No	No
	Walkways	No	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Minimum Front Bufferyards	G	IG	REL	S	P	
	Driveways	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Parking Areas, Golf Cart Paths, Fences, Tee Boxes, Ball Washers, Greens and Fairways, Maintenance Pathways	Yes ⁽¹⁾	No	No	No	No	No
	Greenways	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Trails	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Outdoor recreational improvement which is comprised primarily of live vegetation	Yes ⁽¹⁾	No	No	No	No	No
	Walkways	No	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Minimum Side and Rear Yards	G	IG	REL	S	P	
	Interior Access Driveways connecting to adjoining lots	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Parking Areas, Golf Cart Paths, Fences, Tee Boxes, Ball Washers, Greens and Fairways, Maintenance Pathways	Yes ⁽¹⁾	No	No	No	No	No
	Greenways	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Trails	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Walkways connecting to adjoining properties or subdivisions	No	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Minimum Side and Rear Bufferyards	G	IG	REL	S	P	
	Interior Access Driveways connecting to adjoining lots	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Parking Areas, Golf Cart Paths, Fences, Tee Boxes, Ball Washers, Greens and Fairways, Maintenance Pathways	Yes ⁽¹⁾	No	No	No	No	No
	Greenways	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Trails	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
	Walkways connecting to adjoining properties or subdivisions	No	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾	Yes ⁽¹⁾
Notes:	⁽¹⁾ Provided that the remainder of said yards shall be maintained as open space free from buildings or structures in compliance with the requirements for perimeter landscape yards as set forth in Article IV.						

	(2) Provided that no portion of the parking area may be located closer to the right-of-way than ten feet; except for minimum front yards abutting the Ronald Reagan Parkway or a frontage street parallel to the Ronald Reagan Parkway, where parking areas shall be prohibited.						
d.	Maximum Building Height	Unit	G	IG	REL	S	P
	Primary Building	Feet	35 ⁽¹⁾	35 ⁽¹⁾	35 ⁽¹⁾	35 ⁽¹⁾	35 ⁽¹⁾
	Accessory Building or Structures	Feet	22 ⁽¹⁾	22 ⁽¹⁾	22 ⁽¹⁾	22 ⁽¹⁾	22 ⁽¹⁾
Notes:	⁽¹⁾ Unless a greater height is specified in an approved Master Plan						

