

Zoning Fast Facts

Residential Low Density – 1 (RLD-1)

Maximum Building Height:	35 Feet
Maximum Building Coverage:	33 1/3%
Maximum Impervious Surface Coverage:	35% of lot area
Front Yard:	25 Feet
Rear Yard:	25 Feet
Side Yard:	Interior Lot 8 Feet; Corner lot 12 Feet on street side
Design Standards:	City Planner review required for Single Family Attached

Residential Low Density – 2 (RLD-2)

Maximum Building Height:	35 Feet
Maximum Building Coverage:	33 1/3%
Maximum Impervious Surface Coverage:	35% of lot area
Front Yard:	25 Feet
Rear Yard:	25 Feet
Side Yard:	Interior Lot 5 Feet; Corner lot 12 Feet on street side
Design Standards:	City Planner review required for Single Family Attached

Residential Low Density – 3 (RLD-3)

Maximum Building Height:	35 Feet
Maximum Building Coverage:	40%
Maximum Impervious Surface Coverage:	60% of lot area
Front Yard:	Single Family Attached and Single Family Detached: 20 feet except garages with doors facing the street must be 25 Feet; Multi-Family 25 Feet
Rear Yard:	25 Feet
Side Yard:	Single Family Attached and Single Family Detached: Interior Lot 5 Feet; Corner Lots 12 Feet on street side; Multi-Family 40 Feet along principal or minor arterial, 30 Feet along any other road, 20 Feet for any other side yard setback
Design Standards:	City Planner review required for Multi-Family

Residential Medium Density-1 (RMD-1) *(Twin Lots in Johnson Farms)*

Maximum Building Height:	35 Feet
Maximum Building Coverage:	50%
Maximum Impervious Surface Coverage:	60% of lot area
Front/Rear Yard:	25 Feet
Interior Side (west):	5 Feet
Street Side (16 th Street):	12 Feet
Design Standards:	City Planner review required

Assessory Buildings Setbacks – All Residential Districts

- Minimum of 3 Feet from an interior lot line
- Minimum 12 feet from a lot line along a public street
- Increased setbacks if the structure is greater than 10 Feet in height *(additional 1 foot for every 2 feet the wall height exceeds 10 feet)*