

ARTICLE 6. USE STANDARDS

DIVISION I. GENERAL PROVISIONS

Sec. 6.040. Minimum principal building setbacks.

All principal buildings on a lot shall be set back from the street rights-of-way lines and property lines bounding the lot no less than the distances shown in Table 6-3:

Table 6-3
Minimum Principal Building Setbacks

Zoning District	Front Yard*		Side Yard ++	Rear Yard
	Major Street**	All Other Streets		
AG, RDR	100 feet or as established by existing homes on the same side of street	50 feet or as established by existing homes on the same side of street	50 feet	50 feet
RLL	30 feet	30 feet	10 feet	30 feet
R-1	NA	30 feet	7.5 feet	30 feet
RP-1	50 feet	20 feet Bldg. and 25 feet Garage (Front facing) 20 feet (side entry garage)	5 feet	20 feet; 4 feet (Alley Entry Garage)
RP-2	50 feet	<u>20 feet Bldg. and 25 feet Garage (Front facing)</u> <u>20 feet (side entry garage) "</u>	<u>5 feet "</u>	<u>20 feet;</u> <u>4 feet (Alley Entry Garage) "</u>
RP-3	50 feet	20 feet Bldg. and 25 feet Garage	SF and 2F- 5 feet Multifamily <u>All other dwelling types</u> -10-feet	SF and 2F - 20 feet; 4 feet (Alley

			from lot line and 20 foot separation between buildings	Entry Garage) MF 30 feet
RP-4	50 feet	20 feet	<u>SF and 2F – 5 feet. All other dwelling types</u> 10-feet from lot line and 20-foot separation between buildings	20 feet
PRO	15 feet minimum or within 5 feet of the established median setback of the structures on the adjoining property		15 feet	15 feet
NFO	15 feet minimum or within 5 feet of the established median setback of the structures on the adjoining property		5 feet (except for zero lot line development)	4 feet (Alley Entry Garage)
TNZ	0—15 feet Max. or within 5 feet of the median setback of the structures on adjoining property		5 feet except for zero lot line developments	15 feet; (Alley garage 4 feet)
PO	15 feet Arterial; 0 feet other streets if main entry and any display windows face street otherwise, 15 feet		15 feet, 0 feet for interior lot lines, 20 feet between buildings	20 feet
CP-1	Max. of 0—5 feet for Building	Max. of 0—5 feet for Building	None Required	None Required
CP-2	15 feet Arterial; 0 feet other streets if main entry and any display windows face street, otherwise 15 feet		10 feet, 0 feet for interior lot lines	20 feet
CBD	Max. of 0—5 feet for Building	Max. of 0—5 feet for Building	None Required	None Required
CS	20 feet		20 feet	20 feet

PI	20 feet	10 feet	20 feet
AZ	Same as PI	Same as PI	Same as PI
PMIX	Setbacks established as part of zoning approval for each planned development		

* Front yard setback may be reduced by 5 feet if garage is accessed from alley.

** Major streets include highways and existing and proposed 4-lane streets.

++Not applicable for townhouses, except for end units.