

## 1.5.2 Regulations Applicable to All Nonconformities

### I. Applicability of this DDC to Existing Residential Uses and Structures.

1. The adoption of this DDC shall not cause any existing, legally established single-family detached dwelling, townhome, or duplex use or structure to become nonconforming. Any single-family detached dwelling, townhome, or duplex structure, lot, and associated site features lawfully existing on the effective date of this DDC shall be deemed a lawful structure, lot, or site feature.
2. Any subsequent amendments to this DDC shall not cause any existing, legally established single-family detached dwelling, townhome, or duplex use, lot, or site feature to become nonconforming. Any legally established single-family detached dwelling, townhome, or duplex use, lot, or site feature shall be deemed a lawful use, structure, lot, or site feature.

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### 3.2.1B RR District Dimensional Standards

| Table 3.2-A: RR District Dimensional Standards |                                                      |            |                                                                                                                                           |
|------------------------------------------------|------------------------------------------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensional Standards                          |                                                      |            | Additional Standards                                                                                                                      |
| Lot Dimensions (minimum)                       |                                                      |            |                                                                                                                                           |
| A                                              | Lot area                                             | 5 acres    | 3.7.2: Lot and Site Requirements                                                                                                          |
| B                                              | Lot width                                            | 100 feet   |                                                                                                                                           |
| C                                              | Lot depth                                            | 200 feet   |                                                                                                                                           |
| Setbacks (Minimum)                             |                                                      |            |                                                                                                                                           |
| D                                              | Front yard                                           | 50 feet    | 3.7.3: Setbacks                                                                                                                           |
| E                                              | Side yard                                            | 10 feet    |                                                                                                                                           |
| F                                              | Rear yard                                            | 10 feet    |                                                                                                                                           |
| Other Standards                                |                                                      |            |                                                                                                                                           |
| G                                              | Building height (maximum)                            | 65 feet    | 3.7.5: Building Height                                                                                                                    |
|                                                | Building coverage (maximum)                          | 15 percent | 3.7.6: Building Coverage                                                                                                                  |
|                                                | Single-family detached dwelling, townhome, or duplex |            | <del>If approved prior to October 1, 2019</del> See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |

**3.2.2B****R1 District Dimensional Standards**

| Table 3.2-B: R1 District Dimensional Standards |                                                      |                |                                                                                                                                           |
|------------------------------------------------|------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensional Standards                          |                                                      |                | Additional Standards                                                                                                                      |
| Lot Dimensions (Minimum)                       |                                                      |                |                                                                                                                                           |
| A                                              | Lot area                                             | 32,000 sq. ft. | 3.7.2: Lot and Site Requirements                                                                                                          |
| B                                              | Lot width                                            | 80 feet        |                                                                                                                                           |
| C                                              | Lot depth                                            | 100 feet       |                                                                                                                                           |
| Setbacks (Minimum)                             |                                                      |                |                                                                                                                                           |
| D                                              | Front yard                                           | 20 feet        | 3.7.3: Setbacks                                                                                                                           |
| E                                              | Side yard                                            | 10 feet        |                                                                                                                                           |
| F                                              | Rear yard                                            | 10 feet        |                                                                                                                                           |
| Other Standards                                |                                                      |                |                                                                                                                                           |
| G                                              | Building height (maximum)                            | 40 feet        | 3.7.5: Building Height                                                                                                                    |
|                                                | Building coverage (maximum)                          | 30 percent     | 3.7.6: Building Coverage                                                                                                                  |
|                                                | Single-family detached dwelling, townhome, or duplex |                | <del>If approved prior to October 1, 2019</del> See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |

**3.2.3B****R2 District Dimensional Standards**

| Table 3.2-C: R2 District Dimensional Standards |                             |                |                                |
|------------------------------------------------|-----------------------------|----------------|--------------------------------|
| Dimensional Standards                          |                             |                | Additional Standards           |
| Lot Dimensions (minimum)                       |                             |                |                                |
| A                                              | Lot area                    | 16,000 sq. ft. | 3.7.2A: Minimum Lot Dimensions |
| B                                              | Lot width                   | 80 feet        |                                |
| C                                              | Lot depth                   | 100 feet       |                                |
| Setbacks (Minimum)                             |                             |                |                                |
| D                                              | Front yard                  | 20 feet        | 3.7.3: Setbacks                |
| E                                              | Side yard                   | 10 feet        |                                |
| F                                              | Rear yard                   | 10 feet        |                                |
| Other Standards                                |                             |                |                                |
| G                                              | Building height (maximum)   | 40 feet        | 3.7.5: Building Height         |
|                                                | Building coverage (maximum) | 40 percent     | 3.7.6: Building Coverage       |

|  |                                                      |  |                                                                                                                                           |
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|  | Single-family detached dwelling, townhome, or duplex |  | <del>If approved prior to October 1, 2019</del> See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |
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### 3.2.4B R3 District Dimensional Standards

| Table 3.2-D: R3 District Dimensional Standards |                                                      |                |                                                                                                                                           |
|------------------------------------------------|------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensional Standards                          |                                                      |                | Additional Standards                                                                                                                      |
| Lot Dimensions (minimum)                       |                                                      |                |                                                                                                                                           |
| A                                              | Lot area                                             | 10,000 sq. ft. | 3.7.2A: Minimum Lot Dimensions                                                                                                            |
| B                                              | Lot width                                            | 60 feet        |                                                                                                                                           |
| C                                              | Lot depth                                            | 80 feet        |                                                                                                                                           |
| Setbacks (Minimum)                             |                                                      |                |                                                                                                                                           |
| D                                              | Front yard                                           | 20 feet        | 3.7.3: Setbacks                                                                                                                           |
| E                                              | Side yard                                            | 5 feet         |                                                                                                                                           |
| F                                              | Rear yard                                            | 10 feet        |                                                                                                                                           |
| Other Standards                                |                                                      |                |                                                                                                                                           |
| G                                              | Building height (maximum)                            | 40 feet        | 3.7.5: Building Height                                                                                                                    |
|                                                | Building coverage (maximum)                          | 50 percent     | 3.7.6: Building Coverage                                                                                                                  |
|                                                | Single-family detached dwelling, townhome, or duplex |                | <del>If approved prior to October 1, 2019</del> See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |

### 3.2.5B R4 District Dimensional Standards

| Table 3.2-E: R4 District Dimensional Standards |                                                      |                    |                                                                                         |
|------------------------------------------------|------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------|
| Dimensional Standards                          |                                                      |                    | Additional Standards                                                                    |
| LOT DIMENSIONS (MINIMUM)                       |                                                      |                    |                                                                                         |
| A                                              | Lot area                                             | 7,000 sq ft<br>[1] | 3.7.2A Minimum Lot Dimensions                                                           |
| B                                              | Lot width                                            | 50 feet [1]        |                                                                                         |
| C                                              | Lot depth                                            | 80 feet [1]        |                                                                                         |
| SETBACKS (MINIMUM)                             |                                                      |                    |                                                                                         |
| D                                              | Front yard                                           | 20 feet            | 3.7.3: Setbacks                                                                         |
| E                                              | Side yard                                            | 5 feet [1]         |                                                                                         |
| F                                              | Rear yard                                            | 10 feet            |                                                                                         |
| OTHER STANDARDS                                |                                                      |                    |                                                                                         |
| G                                              | Building height (maximum)                            | 40 feet            | 3.7.5: Building Height                                                                  |
|                                                | Building coverage (maximum)                          | 50 percent<br>[1]  | 3.7.6: Building Coverage                                                                |
|                                                | Single-family detached dwelling, townhome, or duplex |                    | <del>If approved prior to October 1, 2019</del><br>See Section 1.5.2I: Applicability of |

|                                                                                                                                        |  |  |                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------|
|                                                                                                                                        |  |  | this DDC to Existing Residential Uses and Structures |
| <b>Notes:</b><br>[1] Townhome lot dimensions, setbacks, and building coverage are found in Subsection 3.7: Measurements and Exceptions |  |  |                                                      |

### 3.2.6B R6 District Dimensional Standards

| Table 3.2-F: R6 District Dimensional Standards                                                                                         |                                                      |                      |                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensional Standards                                                                                                                  |                                                      | Additional Standards |                                                                                                                                              |
| LOT DIMENSIONS (MINIMUM)                                                                                                               |                                                      |                      |                                                                                                                                              |
| A                                                                                                                                      | Lot area                                             | 6,000 sq ft [1]      | 3.7.2A Minimum Lot Dimensions                                                                                                                |
| B                                                                                                                                      | Lot width                                            | 50 feet [1]          |                                                                                                                                              |
| C                                                                                                                                      | Lot depth                                            | 80 feet [1]          |                                                                                                                                              |
| SETBACKS (MINIMUM)                                                                                                                     |                                                      |                      |                                                                                                                                              |
| D                                                                                                                                      | Front yard                                           | 20 feet              | 3.7.3: Setbacks                                                                                                                              |
| E                                                                                                                                      | Side yard                                            | 5 feet [1]           |                                                                                                                                              |
| F                                                                                                                                      | Rear yard                                            | 10 feet              |                                                                                                                                              |
| OTHER STANDARDS                                                                                                                        |                                                      |                      |                                                                                                                                              |
| G                                                                                                                                      | Building height (maximum)                            | 40 feet              | 3.7.5: Building Height                                                                                                                       |
|                                                                                                                                        | Building coverage (maximum)                          | 50 percent [1]       | 3.7.6: Building Coverage                                                                                                                     |
|                                                                                                                                        | Single-family detached dwelling, townhome, or duplex |                      | <del>If approved prior to October 1, 2019</del><br>See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |
| <b>Notes:</b><br>[1] Townhome lot dimensions, setbacks, and building coverage are found in Subsection 3.7: Measurements and Exceptions |                                                      |                      |                                                                                                                                              |

### 3.2.7B R7 District Dimensional Standards

| Table 3.2-G: R7 District Dimensional Standards                                                                                         |                                                      |                      |                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensional Standards                                                                                                                  |                                                      | Additional Standards |                                                                                                                                              |
| LOT DIMENSIONS (MINIMUM)                                                                                                               |                                                      |                      |                                                                                                                                              |
| A                                                                                                                                      | Lot area                                             | 4,000 sq ft [1]      | 3.7.2A Minimum Lot Dimensions                                                                                                                |
| B                                                                                                                                      | Lot width                                            | 50 feet [1]          |                                                                                                                                              |
| C                                                                                                                                      | Lot depth                                            | 80 feet [1]          |                                                                                                                                              |
| SETBACKS (MINIMUM)                                                                                                                     |                                                      |                      |                                                                                                                                              |
| D                                                                                                                                      | Front yard                                           | 20 feet              | 3.7.3: Setbacks                                                                                                                              |
| E                                                                                                                                      | Side yard                                            | 5 feet [1]           |                                                                                                                                              |
| F                                                                                                                                      | Rear yard                                            | 10 feet              |                                                                                                                                              |
| OTHER STANDARDS                                                                                                                        |                                                      |                      |                                                                                                                                              |
| G                                                                                                                                      | Building height (maximum)                            | 40 feet              | 3.7.5: Building Height                                                                                                                       |
|                                                                                                                                        | Building coverage (maximum)                          | 65 percent [1]       | 3.7.6: Building Coverage                                                                                                                     |
|                                                                                                                                        | Single-family detached dwelling, townhome, or duplex |                      | <del>If approved prior to October 1, 2019</del><br>See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |
| <b>Notes:</b><br>[1] Townhome lot dimensions, setbacks, and building coverage are found in Subsection 3.7: Measurements and Exceptions |                                                      |                      |                                                                                                                                              |

### 3.2.8 Summary Table of Residential Dimensional Standards

| <b>Table 3.2-H: Residential Districts Dimensional Standards</b> |                                                                                                                                            |                |                |                |               |               |               |                             |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|----------------|---------------|---------------|---------------|-----------------------------|
| <b>Dimensional Standards</b>                                    | <b>RR</b>                                                                                                                                  | <b>R1</b>      | <b>R2</b>      | <b>R3</b>      | <b>R4</b>     | <b>R6</b>     | <b>R7</b>     | <b>Additional Standards</b> |
| <b>Lot Dimensions (Minimum)</b>                                 |                                                                                                                                            |                |                |                |               |               |               |                             |
| Lot area                                                        | 5 acres                                                                                                                                    | 32,000 sq. ft. | 16,000 sq. ft. | 10,000 sq. ft. | 7,000 sq. ft. | 6,000 sq. ft. | 4,000 sq. ft. | 3.7.2A:<br>Minimum          |
| Lot width                                                       | 100 feet                                                                                                                                   | 80 feet        | 80 feet        | 60 feet        | 50 feet       | 50 feet       | 50 feet       | Lot<br>Dimensions           |
| Lot depth                                                       | 200 feet                                                                                                                                   | 100 feet       | 100 feet       | 80 feet        | 80 feet       | 80 feet       | 80 feet       |                             |
| <b>Setbacks (Minimum)</b>                                       |                                                                                                                                            |                |                |                |               |               |               |                             |
| Front yard                                                      | 50 feet                                                                                                                                    | 20 feet        | 20 feet        | 20 feet        | 20 feet       | 10 feet       | 10 feet       | 3.7.3:<br>Setbacks          |
| Side yard                                                       | 10 feet                                                                                                                                    | 10 feet        | 10 feet        | 5 feet         | 5 feet        | 5 feet        | 5 feet        |                             |
| Rear yard                                                       | 10 feet                                                                                                                                    | 10 feet        | 10 feet        | 10 feet        | 10 feet       | 10 feet       | 10 feet       |                             |
| <b>Other Standards</b>                                          |                                                                                                                                            |                |                |                |               |               |               |                             |
| Building height (maximum)                                       | 65 feet                                                                                                                                    | 40 feet        | 40 feet        | 40 feet        | 40 feet       | 40 feet       | 40 feet       | 3.7.5:<br>Building Height   |
| Building coverage (maximum)                                     | 15 percent                                                                                                                                 | 30 percent     | 40 percent     | 50 percent     | 50 percent    | 60 percent    | 65 percent    | 3.7.6:<br>Building Coverage |
| Single-family detached dwelling, townhome, or duplex            | <del>If approved prior to October 1, 2019</del> See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures. |                |                |                |               |               |               |                             |

### 3.3.1B MN District Dimensional Standards

| Table 3.3-A: MN District Dimensional Standards                                                                                                                                                                                                                                                                                                    |                                                      |                      |                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensional Standards                                                                                                                                                                                                                                                                                                                             |                                                      | Additional Standards |                                                                                                                                              |
| LOT DIMENSIONS (MINIMUM)                                                                                                                                                                                                                                                                                                                          |                                                      |                      |                                                                                                                                              |
| A                                                                                                                                                                                                                                                                                                                                                 | Lot area                                             | 2,500 sq ft [3]      | 3.7.2A Minimum Lot Dimensions                                                                                                                |
| B                                                                                                                                                                                                                                                                                                                                                 | Lot width                                            | 20 feet [3]          |                                                                                                                                              |
| C                                                                                                                                                                                                                                                                                                                                                 | Lot depth                                            | 50 feet [3]          |                                                                                                                                              |
| SETBACKS (MINIMUM)                                                                                                                                                                                                                                                                                                                                |                                                      |                      |                                                                                                                                              |
| D                                                                                                                                                                                                                                                                                                                                                 | Front yard                                           | 10 feet              | 3.7.3: Setbacks                                                                                                                              |
| E                                                                                                                                                                                                                                                                                                                                                 | Side yard                                            | None [1]             |                                                                                                                                              |
| F                                                                                                                                                                                                                                                                                                                                                 | Rear yard                                            | None [1]             |                                                                                                                                              |
| OTHER STANDARDS                                                                                                                                                                                                                                                                                                                                   |                                                      |                      |                                                                                                                                              |
| G                                                                                                                                                                                                                                                                                                                                                 | Building height (maximum)                            | 65 feet [1] [2]      | 3.7.5: Building Height                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                   | Building coverage (maximum)                          | 80 percent [3]       | 3.7.6: Building Coverage                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                   | Single-family detached dwelling, townhome, or duplex |                      | <del>If approved prior to October 1, 2019</del><br>See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |
| Notes:                                                                                                                                                                                                                                                                                                                                            |                                                      |                      |                                                                                                                                              |
| [1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection <a href="#">7.10.6</a> : Building Height in Transition Areas.                                                                                                                                                                               |                                                      |                      |                                                                                                                                              |
| [2] Buildings between 41 and 65 feet, adjacent to a residential zoning district (excluding Multifamily Dwelling use in the R7 Zoning District) or adjacent to an existing Single-Family Detached Dwelling, Townhome, or Duplex use, shall require a specific use permit pursuant to Subsection <a href="#">2.5.2</a> : Specific Use Permit (SUP). |                                                      |                      |                                                                                                                                              |
| <del>[3] Townhome lot dimensions and building coverage are found in Subsection 3.7: Measurements and Exceptions</del>                                                                                                                                                                                                                             |                                                      |                      |                                                                                                                                              |

### 3.3.2B MD District Dimensional Standards

| Table 3.3-B: MD District Dimensional Standards                                                                                                                                                                                                                                                          |                                                      |                      |                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensional Standards                                                                                                                                                                                                                                                                                   |                                                      | Additional Standards |                                                                                                                                              |
| LOT DIMENSIONS (MINIMUM)                                                                                                                                                                                                                                                                                |                                                      |                      |                                                                                                                                              |
| A                                                                                                                                                                                                                                                                                                       | Lot area                                             | None [3]             | 3.7.2A Minimum Lot Dimensions                                                                                                                |
| B                                                                                                                                                                                                                                                                                                       | Lot width                                            | None [3]             |                                                                                                                                              |
| C                                                                                                                                                                                                                                                                                                       | Lot depth                                            | None [3]             |                                                                                                                                              |
| SETBACKS (MINIMUM)                                                                                                                                                                                                                                                                                      |                                                      |                      |                                                                                                                                              |
| D                                                                                                                                                                                                                                                                                                       | Front yard                                           | None                 | 3.7.3: Setbacks                                                                                                                              |
| E                                                                                                                                                                                                                                                                                                       | Side yard                                            | None [1]             |                                                                                                                                              |
| F                                                                                                                                                                                                                                                                                                       | Rear yard                                            | None [1]             |                                                                                                                                              |
| OTHER STANDARDS                                                                                                                                                                                                                                                                                         |                                                      |                      |                                                                                                                                              |
| G                                                                                                                                                                                                                                                                                                       | Building height (maximum)                            | 100 feet [1]<br>[2]  | 3.7.5: Building Height                                                                                                                       |
|                                                                                                                                                                                                                                                                                                         | Building coverage (maximum)                          | 100 percent          | 3.7.6: Building Coverage                                                                                                                     |
|                                                                                                                                                                                                                                                                                                         | Single-family detached dwelling, townhome, or duplex |                      | <del>If approved prior to October 1, 2019</del><br>See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |
| <b>Notes:</b>                                                                                                                                                                                                                                                                                           |                                                      |                      |                                                                                                                                              |
| [1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection <a href="#">7.10.6</a> : Building Height in Transition Areas.                                                                                                                                     |                                                      |                      |                                                                                                                                              |
| [2] Additional height may be allowed with a specific use permit pursuant to Subsection <a href="#">2.5.2</a> : Specific Use Permit (SUP), and a viewshed study, if such study clearly demonstrates that any views of the Historic Courthouse are not blocked by the new structure(s) additional height. |                                                      |                      |                                                                                                                                              |
| <a href="#">[3] Townhome lot dimensions are found in Subsection 3.7: Measurements and Exceptions</a>                                                                                                                                                                                                    |                                                      |                      |                                                                                                                                              |

### 3.3.3B MR District Dimensional Standards

| Table 3.3-C: MR District Dimensional Standards                                                                                                                      |                                                      |                      |                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Dimensional Standards                                                                                                                                               |                                                      | Additional Standards |                                                                                                                                              |
| LOT DIMENSIONS (MINIMUM)                                                                                                                                            |                                                      |                      |                                                                                                                                              |
| A                                                                                                                                                                   | Lot area                                             | None [3]             | 3.7.2A Minimum Lot Dimensions                                                                                                                |
| B                                                                                                                                                                   | Lot width                                            | None [3]             |                                                                                                                                              |
| C                                                                                                                                                                   | Lot depth                                            | None [3]             |                                                                                                                                              |
| SETBACKS (MINIMUM)                                                                                                                                                  |                                                      |                      |                                                                                                                                              |
| D                                                                                                                                                                   | Front yard                                           | None                 | 3.7.3: Setbacks                                                                                                                              |
| E                                                                                                                                                                   | Side yard                                            | None [1]             |                                                                                                                                              |
| F                                                                                                                                                                   | Rear yard                                            | None [1]             |                                                                                                                                              |
| OTHER STANDARDS                                                                                                                                                     |                                                      |                      |                                                                                                                                              |
| G                                                                                                                                                                   | Building height (maximum)                            | 100 feet [1]<br>[2]  | 3.7.5: Building Height                                                                                                                       |
|                                                                                                                                                                     | Building coverage (maximum)                          | 90 percent           | 3.7.6: Building Coverage                                                                                                                     |
|                                                                                                                                                                     | Single-family detached dwelling, townhome, or duplex |                      | <del>If approved prior to October 1, 2019</del><br>See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |
| Notes:                                                                                                                                                              |                                                      |                      |                                                                                                                                              |
| [1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection <a href="#">7.10.6</a> : Building Height in Transition Areas. |                                                      |                      |                                                                                                                                              |
| [2] Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).                                            |                                                      |                      |                                                                                                                                              |
| [3] Townhome lot dimensions are found in Subsection 3.7: Measurements and Exceptions                                                                                |                                                      |                      |                                                                                                                                              |

### 3.3.4 Summary Table of Mixed-Use Dimensional Standards

| Table 3.3-D: Mixed-Use Districts Dimensional Standards                                                                                                                                                                                                                                 |                                                                                                                                           |                  |                  |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------------------------|
| Dimensional Standards                                                                                                                                                                                                                                                                  | MN                                                                                                                                        | MD               | MR               | Additional Standards           |
| Lot Dimensions (Minimum)                                                                                                                                                                                                                                                               |                                                                                                                                           |                  |                  |                                |
| Lot area                                                                                                                                                                                                                                                                               | 2,500 sq. ft.                                                                                                                             | None             | None             | 3.7.2A: Minimum Lot Dimensions |
| Lot width                                                                                                                                                                                                                                                                              | 20 feet                                                                                                                                   | None             | None             |                                |
| Lot depth                                                                                                                                                                                                                                                                              | 50 feet                                                                                                                                   | None             | None             |                                |
| Setbacks (Minimum)                                                                                                                                                                                                                                                                     |                                                                                                                                           |                  |                  |                                |
| Front yard                                                                                                                                                                                                                                                                             | 10 feet                                                                                                                                   | None             | None             | 3.7.3: Setbacks                |
| Side yard                                                                                                                                                                                                                                                                              | None [1]                                                                                                                                  | None [1]         | None [1]         |                                |
| Rear yard                                                                                                                                                                                                                                                                              | None [1]                                                                                                                                  | None [1]         | None [1]         |                                |
| Other Standards                                                                                                                                                                                                                                                                        |                                                                                                                                           |                  |                  |                                |
| Building height (maximum)                                                                                                                                                                                                                                                              | 65 feet [1] [2]                                                                                                                           | 100 feet [1] [3] | 100 feet [1] [4] | 3.7.5: Building Height         |
| Building coverage (maximum)                                                                                                                                                                                                                                                            | 80 percent                                                                                                                                | 100 percent      | 90 percent       | 3.7.6: Building Coverage       |
| Single-family detached dwelling, townhome, or duplex                                                                                                                                                                                                                                   | <del>If approved prior to October 1, 2019</del> See Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures |                  |                  |                                |
| Notes:                                                                                                                                                                                                                                                                                 |                                                                                                                                           |                  |                  |                                |
| [1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: Building Height in Transition Areas.                                                                                                                                     |                                                                                                                                           |                  |                  |                                |
| [2] Buildings between 41 and 65 feet shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).                                                                                                                                                      |                                                                                                                                           |                  |                  |                                |
| [3] Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP), and a viewshed study, if such study clearly demonstrates that any views of the Historic Courthouse are not blocked by the new structure(s) additional height. |                                                                                                                                           |                  |                  |                                |
| [4] Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).                                                                                                                                                               |                                                                                                                                           |                  |                  |                                |

### 3.7.2 Lot and Site Requirements

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#### A. Minimum Lot Dimensions

1. Any lot that is created, developed, used, or occupied must meet the minimum lot dimensions for the applicable zoning district, unless otherwise established in this DDC.
2. Townhome lots shall meet the following dimensional standards:
  - a. Each townhome lot located in a Residential District as established by Subsection 3.2 shall have a minimum lot area of 2,000 square feet per unit, minimum lot width of 20 feet, and a minimum lot depth of 60 feet. ~~Provided, however, the overall townhome development shall have a minimum land area equal to or greater in size than the minimum lot area that would be required for the development of the equivalent number of single-family dwelling units in the applicable zoning district.~~
  - b. Each townhome lot located in a Mixed-Use District as established by Subsection 3.3 shall have a minimum lot area of 1,000 square feet per unit, minimum lot width of 20 feet, and no minimum lot depth.
3. Land needed to comply with the minimum lot dimensions or other standards in this DDC must not be sold or leased away from such lot.
4. New lots must meet the lot dimensions in this subchapter and must comply with Subchapter 8: Subdivisions.

### 3.7.6 Building Coverage

- D. The maximum building coverage for townhome lots shall be 85 percent; ~~or the maximum building coverage of the zoning district in which the lots are located, whichever is greater.~~

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### 7.10.3 Single-Family Detached, Duplex, Townhome, Triplex, and Fourplex Dwelling Site and Building Design

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- C. **Open Space Requirements.** Development of Duplex, Townhome, Triplex, or Fourplex Dwelling uses where the Development Impact Area is three acres or more and located further than one-half mile (measured in a straight line) from a City-owned park or open space shall set aside a minimum of five percent of the Development Impact Area as open space for the use and enjoyment of the development's occupants and users. The open space shall comply with the following.
  1. Design standards.
    - a. To the maximum extent practicable, required open space shall be located and configured to include, protect, or enhance natural resource or hazard

areas (including but not limited to lakes, ponds, streams, flood hazard areas, and drainage ways).

- b. Open space shall be able to accommodate human occupation and shall be readily accessible and useable by occupants and users of the development. It shall provide a focal point for the development as evidenced by its placement in a prominent location, such as along a main street or near a primary point of entry, and by the provision of either passive or active recreation features within the open space.
- c. Detention facilities or easements for public infrastructure shall not be used to satisfy the open space requirement unless they are designed as a community amenity with an off-street trail and enhanced landscaping, which may include, but is not limited to, bioswale or bioretention for at least 25 percent of the detention or easement area or sufficient tree plantings within, or adjacent to, the detention or easement area to cover at least 20 percent of the detention or easement area with tree canopy.

2. Ownership, Management, and Maintenance standards.

- a. Required open space shall be noted on the plat as a common area lot, open space lot, park land, or similar.
- b. Required open space shall be managed and maintained as permanent open space through one or more of the following options, which must be noted on the plat or any approved construction plan for the development (if no subdivision approval is required):
  - i. Open space may be held in common ownership by the owner(s) of the development, who will be responsible for managing and maintaining the land for its intended open space purposes.
  - ii. Open space areas may be conveyed to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining the land for its intended open space purposes.
  - iii. Open space areas may be conveyed to a third-party beneficiary such as an environmental or civic organization that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended open space purposes.
  - iv. Open space areas may be dedicated to the public and conveyed to the city or other public agency that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended open space purposes.
- c. ~~Easements may be established on those parts of individually owned lots including open space areas that require the areas to be managed consistent with their intended open space purposes and prohibit any inconsistent future development.~~ Any options involving private ownership of required open space area shall include association by-laws, deed restrictions, covenants, or other legal instruments that ensure continued use of the land

for its intended open space purposes and provide for the continued and effective management, operation, and maintenance of the land and facilities. Such instruments shall be submitted to, reviewed by, and approved by the City Attorney prior to final plat approval or in accordance with 8.3.2D. ~~before or in conjunction with approval of any subdivision approval for the development, or any construction plan approval for the development (if no subdivision approval is required).~~

- d. Responsibility for managing and maintaining open space areas lies with the owner of the land comprising the areas. Failure to complete all open space improvements or maintain open space areas in accordance with the approved development shall be a violation of this DDC. Identification of who bears responsibility for managing and maintaining open space areas shall be shown on any recorded subdivision plat for the development or any approved construction plan for the development (if no subdivision approval is required). Association by-laws, deed restrictions, covenants, or other legal instrument required in Subsection 7.10.3C.2.c shall establish the maintenance and management obligations and indicate that such obligations run with the land.
- e. Association by-laws, deed restrictions, covenants, or other legal instrument required in Subsection 7.10.3C.2.c shall state that in the event of transfer of ownership, notification shall be provided to the City within 30 days of conveyance. The notice shall include, but is not limited to, all property owner names, addresses, and phone numbers.