

SECTION 24-77
DIMENSIONAL STANDARDS
Section 24.77.1

Residential Districts												Non-Residential Districts										
AG	R-1	R-1A*	R-1MH (Manuf. Home)	R-1MH (Non-Man. Home)	R-2	R-3	RSM	RS	R-O	R-1B	Res. Lot of Record****		Reference Also	AE	B-1	B-1R	CBD	B-3	B-4	M-1	M-2	MXD
2½	2½	2	2	2	4	4	2½	2½	4	2	NA	Maximum Height (stories)		NA	3	1	NA	13	NA	NA	NA	NA
35	35	35	35	35	50	50	35	35	50	35	NA	Maximum Height (Feet)		NA	45	15	NA	160	NA	NA	NA	NA
35	20	20	10	20	20	20	30	30	20	20	10	Front Yard Setback	24.77.2	a*	25	30	a*	25	25	25	25	25
10	10	10	10	10	10	10	30	25	10	10	10	Side Yard Setback (corner)	24.77.10	a*	10	30	a*	10	20	10	10	10
5	5	5	5	5	5	5	10	10	5	5	5	Side Yard Setback (interior)	24.77.2	b*	b*	10	b*	b*	b*	b*	b*	b*
6	6	6	6	6	6	6	6	6	6	6	b*	Rear Yard Setback	24.77.2	b*	NA	20	b*	b*	d*	b*	b*	b*
												Minimum Lot Area										
15,000	6,000	4,500	4,500	4,500	4,600	5,520	NA	15,000	4,500	3,000	2,500	Single Family Residential		4,000	4,600	15,000	4,000	4,000				
					6,000	6,000			6000			Duplex (Horizontal)		6,000	6,000		6,000	6,000				
					c*	c*	c*		c*			Multi-Family Residential / Duplex (Vertical)		c*	c*		c*	c*				
e*	e*	e*	e*	e*	e*	e*	e*	e*	e*		e*	Commercial		e*	e*	e*	e*	e*	10,000e*	9,000e*	30,000e*	NA
100	46	42	42	42	46	46	100	75	46	35	30	Minimum Lot Width**		46	46	100	46	46	100	65	100	
			100	100		120	100			85		Minimum Lot Depth										

KEY

a*	The minimum setback is zero provided that a sidewalk of not less than eight feet (8'-0") is required for any new construction.
b*	Setbacks shall be <u>six feet (6'0") for residential use, ten feet (10'0") all other uses</u> , or the number of feet established in the adopted International Building Code, whichever is greater.
c*	The minimum lot area shall be 1,200 square feet per dwelling unit, plus 400 square feet for the second and each additional bedroom.
d*	Setbacks shall be twenty feet (20'0") or the number of feet established in the adopted International Building Code, whichever is greater.
e*	There are no lot area and lot frontage requirements for tracks intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services. (Residential lots do not qualify)
*	Staggered front and rear setbacks outlined in Section 24.65.8 of this Code.
**	Lot Width measured at the building setback line. Lot width for R-1B zones located within the Eastern and Western Divisions is 34.
****	Less than 5,000 square feet.
Note:	Regardless of the setbacks, the requirements for easements, minimum parking requirements, and site traffic visibility must be followed.

Date: 11/22/93 (Amended 2/05/01,Ord. # 2001-O-036; 9/15/03, Ord. # 2003-O-217; 7/06/04, Ord. # 2004-O-157; 7/6/10, Ord. # 2010-O-084; 9/21/15, Ord. # 2015-O-126; 2/1/21, Ord. # 2021-O-025)