

DIV. 2.1. OPENING PROVISIONS

2.1.1. How to Use this Article

A. District Pages

1. Each zoning district is formatted on a set of district pages, identifying the standards specific to each zoning district. The pages are formatted as a set of graphics and tables, starting with lot standards on the first page and building standards on the second page.
2. The tables are organized into categories of district standards, with specific standards listed below each category. Each district standard category provides a linked reference to the Rules for Zoning Districts, where the standards within that category are explained in further detail.

B. Rules for Zoning Districts

1. *Div. 2.10. Rules for Zoning Districts* describes the standards for zoning districts in detail. Each requirement includes a definition, intent statement, applicability, standards for meeting the requirement, rules for measurement, exceptions and relief, if any.
2. *Div. 2.10. Rules for Zoning Districts* is generally organized in the same order as tables in the zoning district pages. This Division starts with a set of general terms and designations that includes definitions and standards for terminology primarily used in this Article. Definitions and standards for terms used more broadly throughout the Code are found in *Article 7. General Standards and Definitions*.

District Page

Step 1: Find Your District Page

Step 2: Review Your District Standards

Label on Graphic

Standard Category	Standard	Specification for Standard
1. LOT SIZE	Area (min)	None
	Width (min)	
	Front access	40'
2. DENSITY	Side / rear access	15'
	Dwellings per lot (max)	Unlimited
3. COVERAGE	Building coverage (max)	80%
	Outdoor amenity space (min)	10%
4. BUILDING SETBACKS	Primary street lot line (min/max)	5' / 15'
	Side street lot line (min/max)	5' / 15'
	Side lot line (min)	0'
	Rear lot line (min)	0'
	Alley lot line (min)	5'
5. BUILD-TO	Build-to width (min)	
	Primary street	75%
6. TRANSITION	Side street	45%
	Transition type	Type A
7. PARKING LOCATION	Front yard	Not allowed
	Side street yard	Not allowed
	Side yard	Allowed
	Rear yard	Allowed

Link to Standards

Rules for Zoning Districts

2.10.2. Lot Size

A. Area

The total square footage within the boundaries of a lot.

1. **Intent**
To facilitate the creation of a convenient, attractive, and harmonious community by ensuring newly established lots are generally consistent with desirable development patterns in the neighborhood and within the same zoning district.
2. **Applicability**
 - a. The minimum area requirement applies to lots approved and recorded on or after the effective date of this Development Code.
 - b. Any use allowed in the zoning district may be established on a lot lawfully created and recorded before the effective date of this Development Code, regardless of size of the lot, provided, that all other requirements of this Development Code are met.
 - c. Where sublots are permitted, lot area is calculated for each lot, not individual sublots.
3. **Standards**
Every lot must have an area no less than the minimum lot area required by the zoning district.

Step 3: Learn More About Your Standards