

**TABLE C-2 DIMENSIONAL STANDARDS APPLICABLE IN ALL DISTRICTS**

District	Land Use	Minimum lot size (max. residential density in dwelling units per acre)	Maximum site coverage:		Standard setbacks (feet):			Maximum Building Height						
			Buildings only	Buildings, parking and all other impervious surfaces	Front(s)	Side yard(s)	Rear	Accessory	Principal (flat)	Principal (pitched)	Stories Facing Street	Stories Below Roofline	Roofline Stories [see section 3.07(B)]	Total Stories
IA-N	ALL	10 acres	20%	40%	75	50	50	15	35	40				
IA-S	ALL	10 acres	10%	20%	75	50	50	15	35	40				
PR	ALL	none	15%	25%	40	15	30	15	35	40				
MU	ALL	none	30%	70%	40	15	30	15	35	40				
SEQ-NRP, NRT, NRN* and NR	Single-family	12,000 SF (1.2)	15%**	30%	20	10	30	15	25	28	2	3	1	4
	Two-family	24,000 SF (1.2)	15%	30%	20	10	30	15	25	28	2	3	1	4
	All other uses	40,000 SF (1.2)	15%	30%	20	20	30	15	25	28	2	3	1	4
SEQ-VC	Single-family	12,000 SF (1.2)	15%**	30%	20	10	30	15	25	28	2	3	1	4
	Two-family	24,000 SF (1.2)	15%	30%	20	10	30	15	25	28	2	3	1	4
	All other uses	40,000 SF (1.2)	15%	30%	20	20	30	15	35	40	3	3	1	4
SEQ-VR	Single-family	12,000 SF (1.2)	15%**	30%	20	10	30	15	25	28	2	3	1	4
	Two-family	24,000 SF (1.2)	15%	30%	20	10	30	15	25	28	2	3	1	4
	All other uses	40,000 SF (1.2)	15%	30%	20	20	30	15	30	35	3	3	1	4
QCP	Single-family	7,500 SF (4)	20%	40%	10	5	10	15	25	25	2	3	1	4
	Two-family	12,000 SF (4)	20%	40%	10	5	10	15	25	25	2	3	1	4
	Multi-family	6,000 SF/unit (4)	20%	40%	10	5	10	15	25	25	2	3	1	4
	Non-residential uses	12,000 SF	20%	40%	10	10	10	15	25	25	2	3	1	4
LN	Single-family	12,000 SF (4)	20%	40%	20	10	30	15	25	25	2	3	1	4
	Two-family	12,000 SF/unit (4)	20%	40%	20	10	30	15	25	25	2	3	1	4
R1-Lakeview	All	14,000 SF (3)	20%	40%	20	10	30	15	25	25	2	3	1	4
R1	All	40,000 SF (1)	15%	25%	50	25	30	15	25	28	2	3	1	4
R2	Single-family	22,000 SF (2)	20%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	22,000 SF (2)	20%	40%	30	10	30	15	25	28	2	3	1	4
	Multi-family	11,000 SF/unit (2)	20%	40%	30	10	30	15	25	28	2	3	1	4

APPENDIX C

USES and DIMENSIONAL STANDARDS

District	Land Use	Minimum lot size (max. residential density in dwelling units per acre)	Maximum site coverage:		Standard setbacks (feet):			Maximum Building Height						
			Buildings only	Buildings, parking and all other impervious surfaces	Front(s)	Side yard(s)	Rear	Accessory	Principal (flat)	Principal (pitched)	Stories Facing Street	Stories Below Roofline	Roofline Stories [see section 3.07(B)]	Total Stories
R4	Single-family	9,500 SF (4)	20%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	12,000 SF (4)	20%	40%	30	10	30	15	25	28	2	3	1	4
	Multi-family	6,000 SF/unit (4)	20%	40%	30	10	30	15	25	28	2	3	1	4
	Non-residential uses	40,000 SF	30%	60%	30	10	30	15	25	28	2	3	1	4
R7	Single-family	6,000 SF (7)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	10,000 SF (7)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Multi-family	6,000 SF/unit (4)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Non-residential uses	40,000 SF	40%	60%	30	10	30	15	25	28	2	3	1	4
R12	Single-family	6,000 SF (12)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	8,000 SF (12)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Multi-family	3,500 SF/unit (12)	40%	60%	30	10	30	15	35	40				
	Non-residential uses	40,000 SF	40%	60%	30	10	30	15	35	40				
R7-NC	All residential uses	Same as R7 standards												
	All non-residential uses	12,000 SF	40%	70%	30	10	30	15	35	40				
C1	Multi-family	3,500 SF/unit (12 or 15)	40%	70%	30	10	30	15						5
	All other uses	40,000 SF	40%	70%	30	10	30	15						5
C1-Auto	Multi-family	3,500 SF/unit (15)	40%	70%	30	15	30	15						5
	All other uses	40,000 SF	40%	70%	30	15	30	15						5
C1-AIR	All	40,000 SF	40%	70%	30	15	30	15	35	40				
C1-LR	Single-family	6,000 SF (12)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	8,000 SF (12)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Multi-family	3,500 SF/unit (12)	40%	70%	30	10	30	15	35	40				
	Non-residential uses	20,000 SF	40%	70%	30	10	30	15	35	40				
AR	Single-family	6,000 SF (12)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	8,000 SF (12)	30%	40%	30	10	30	15	25	28	2	3	1	4

APPENDIX C

USES and DIMENSIONAL STANDARDS

District	Land Use	Minimum lot size (max. residential density in dwelling units per acre)	Maximum site coverage:		Standard setbacks (feet):			Maximum Building Height						
			Buildings only	Buildings, parking and all other impervious surfaces	Front(s)	Side yard(s)	Rear	Accessory	Principal (flat)	Principal (pitched)	Stories Facing Street	Stories Below Roofline	Roofline Stories [see section 3.07(B)]	Total Stories
	Multi-family	3,500 SF/unit (12)	40%	70%	30	10	30	15	35	40				
	Non-residential uses	20,000 SF	40%	70%	30	10	30	15	35	40				
SW	Single-family	6,000 SF (7)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Two-family	10,000 SF (7)	30%	40%	30	10	30	15	25	28	2	3	1	4
	Multi-family	6,000 SF/unit (7)	30%	40%	30	10	30	15	35	40				
	Non-residential uses	20,000 SF	40%	70%	30	10	30	15	35	40				
C2	Multi-family	6,000 SF/unit (7)	40%	70%	30	10	30	15	35	40				
	All other uses	40,000 SF	40%	70%	30	10	30	15	35	40				
IC	All	40,000 SF	40%	70%	30	10	30	15	35	40				
AIR	All	3 acres	30%	50%	50	35	50	15	35	40				
AIR-I	All	3 acres	30%	50%	50	35	50	15	35	40				
IO	All	3 acres	30%	50%	50	35	50	15	35	40				
City Center FBC District	Please see Article 8, City Center FBC District													

\* See Article 9 for additional dimensional standards in the SEQ-NRN subdistrict. Where a conflicts exists, the more restrive shall apply.

\*\*For single-family residences in the SEQ existing as of May 24, 2006, the maximum building coverage shall be 20%.