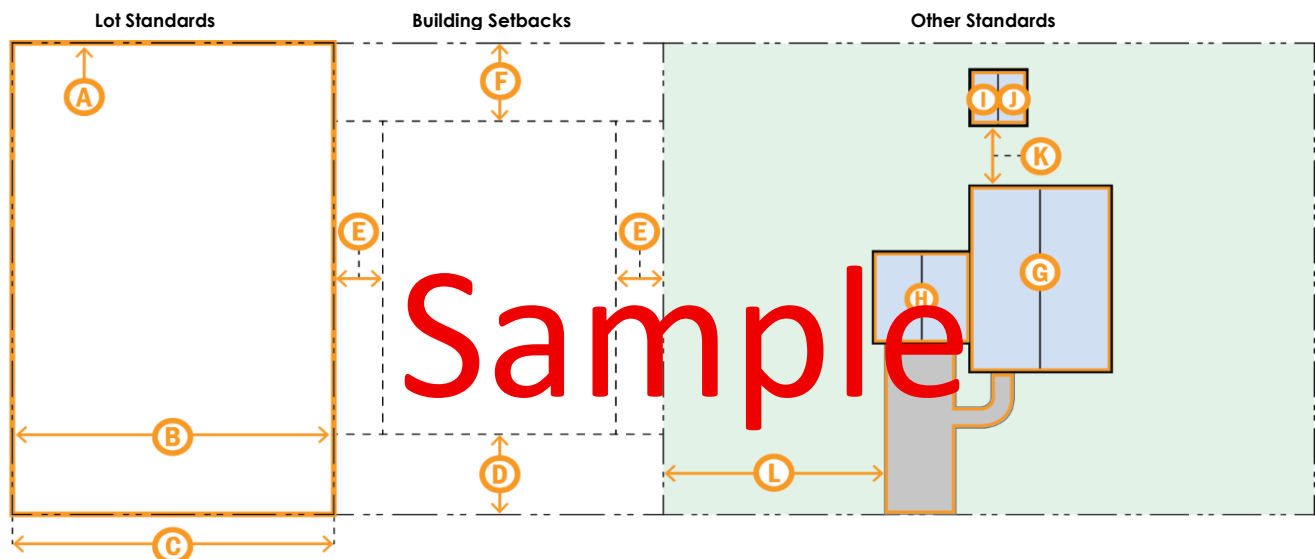


Appendix C Zoning Districts and Dimensional Standards

Single-family Residential (R-1) District This district is intended to accommodate low to moderate density single-family residential development of an urban character.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	12,000 square feet
B	Lot width, minimum	§ 490-2302	60 feet
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	30 feet, or setback averaging per § 490-2303 (C) if applicable
D	Side-yard setback, minimum	§ 490-2303	8 feet for principal building; 3 feet for accessory buildings
E	Rear-yard setback, minimum	§ 490-2303	15 feet for principal building; 3 feet for accessory buildings
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	32 feet
-	Accessory building height, maximum	§ 490-2304	18 feet
F	Living area, minimum	§ 490-2305	1,250 square feet for single-family with at least 900 square feet on first floor
G	Attached garage floor area, minimum	§ 490-2306	400 square feet
G	Attached garage floor area, maximum	§ 490-2306	720 square feet; or 870 square feet in lieu of an additional permitted accessory building; not to exceed space for three vehicles
H	Attached garage offset, minimum	§ 490-2307	2 feet
I	Accessory building first floor area, maximum	§ 490-2308	60 percent of principal building first floor area; buildings other than garages not to exceed 150 square feet
J	Number of accessory buildings, maximum	§ 490-2310	2
K	Separation between principal and accessory buildings, minimum	§ 490-2311	10 feet if accessory building does not have ¼-hour fire-resistive construction on the abutting walls; 5 feet if accessory building has ¼-hour fire-resistive construction on the abutting walls
Site Standards			
L	Driveway setback, minimum	-	3 feet



Low Density Mixed Residential (R-2) District This district is intended to accommodate single-family and two-family residential development of an urban character.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	7,200 square feet
B	Lot width, minimum	§ 490-2302	40 feet
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	25 feet, or setback averaging per § 490-2303 (C) if applicable
D	Side-yard setback, minimum	§ 490-2303	6 feet for principal building; 3 feet for accessory buildings
E	Rear-yard setback, minimum	§ 490-2303	15 feet for principal building; 3 feet for accessory buildings
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	32 feet
-	Accessory building height, maximum	§ 490-2304	18 feet
F	Living area, minimum	§ 490-2305	950 square feet for single-family; 650 square feet per dwelling unit for two-family
-?	Principal building first floor area, minimum	?	750 square feet; or 600 square feet with an attached garage
G	Attached garage floor area, minimum	§ 490-2306	400 square feet
G	Attached garage floor area, maximum	§ 490-2306	720 square feet per dwelling unit; or 870 square feet per dwelling unit in lieu of an additional permitted accessory building; not to exceed space for three vehicles per dwelling unit
H	Attached garage offset, minimum	§ 490-2307	2 feet
I	Accessory building first floor area, maximum	§ 490-2308	60 percent of principal building first floor area; buildings other than garages may not exceed 150 square feet
J	Number of accessory buildings, maximum	§ 490-2310	2
K	Separation between principal and accessory buildings, minimum	§ 490-2311	10 feet if accessory building does not have ¼-hour fire-resistive construction on the abutting walls; 5 feet if accessory building has ¼-hour fire-resistive construction on the abutting walls
Site Standards			
L	Driveway setback, minimum	-	3 feet

Lot Standards

Building Setbacks

Other Standards

Small Lot Traditional Neighborhood (R-3) District This district is intended to accommodate townhomes, two-family, and multi-family dwellings not to exceed 12 units per building with a limited number of dwellings units per ground-level entrance in proximity to concentrations of community facilities, services, and retail.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	4,800 square feet, plus 600 square feet per additional dwelling unit exceeding 1
B	Lot width, minimum	§ 490-2302	None
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	25 feet, or setback averaging per § 490-2303 (C) if applicable
D	Side-yard setback, minimum	§ 490-2303	10 feet for principal building; 3 feet for accessory buildings
E	Rear-yard setback, minimum	§ 490-2303	15 feet for principal building; 3 feet for accessory buildings
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	32 feet
-	Accessory building height, maximum	§ 490-2304	18 feet
F	Living area, minimum	§ 490-2305	350 square feet per dwelling unit
-	Principal building first floor area, minimum	§ 490-2305	None
G	Attached garage floor area, minimum	§ 490-2306	400 square feet
G	Attached garage floor area, maximum	§ 490-2306	720 square feet per dwelling unit; or 870 square feet per dwelling unit in lieu of an additional permitted accessory building; not to exceed space for three vehicles per dwelling unit
H	Accessory building first floor area, maximum	§ 490-2308	60 percent of principal building first floor area; buildings other than garages may not exceed 150 square feet
I	Number of accessory buildings, maximum	§ 490-2310	2
J	Separation between principal and accessory buildings, minimum	§ 490-2311	10 feet if accessory building does not have ¾-hour fire-resistive construction on the abutting walls; 5 feet if accessory building has ¾-hour fire-resistive construction on the abutting walls
Site Standards			
K	Driveway setback, minimum	-	3 feet
L	Parking lot setback, minimum	§ 490-2312	10 feet with screening per § 490-2312

Lot Standards

Building Setbacks

Other Standards

High Density Residential (R-4) District This district is intended to accommodate higher-density multi-family residential development not to exceed 36 units per building in proximity to urban amenities, services, and retail.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	4,800 square feet, plus 400 square feet per additional dwelling unit exceeding 1
B	Lot width, minimum	§ 490-2302	None
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	25 feet, or setback averaging per § 490-2303 (C) if applicable
D	Side-yard setback, minimum	§ 490-2303	12 feet for principal building; 3 feet for accessory buildings
E	Rear-yard setback, minimum	§ 490-2303	15 feet for principal building; 3 feet for accessory buildings
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	60 feet (TBD)
-	Accessory building height, maximum	§ 490-2304	18 feet
F	Living area, minimum	§ 490-2305	350 square feet per dwelling unit
-	Principal building first floor area, minimum	-	None
G	Attached garage floor area, minimum	§ 490-2306	400 square feet
G	Attached garage floor area, maximum	§ 490-2306	720 square feet per dwelling unit; or 870 square feet per dwelling unit in lieu of an additional permitted accessory building; not to exceed space for three vehicles per dwelling unit
H	Accessory building first floor area, maximum	§ 490-2308	60 percent of principal building first floor area; buildings other than garages may not exceed 150 square feet
I	Number of accessory buildings, maximum	§ 490-2310	2
J	Separation between principal and accessory buildings, minimum	§ 490-2311	10 feet if accessory building does not have ¾-hour fire-resistive construction on the abutting walls; 5 feet if accessory building has ¾-hour fire-resistive construction on the abutting walls
Site Standards			
K	Driveway setback, minimum	-	3 feet
L	Parking lot setback, minimum	§ 490-2312	10 feet with screening per § 490-

Lot Standards

Building Setbacks

Other Standards

Central City Mixed Residential (R-5) District This district is intended to accommodate a greater diversity of single-family, townhome, two-family, and multi-family development with individual ground-level entries not to exceed four units per building in combination with limited neighborhood-scale commercial and mixed-use development compatible with residential neighborhoods of an urban character.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	7,000 square feet plus 800 square feet per each dwelling unit exceeding 1
B	Lot width, minimum	§ 490-2302	30 feet
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	20 feet, or setback averaging per § 490-2303 (C) if applicable
D	Side-yard setback, minimum	§ 490-2303	6 feet for principal building; 3 feet for accessory buildings
E	Rear-yard setback, minimum	§ 490-2303	15 feet for principal building; 3 feet for accessory buildings
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	32 feet
-	Accessory building height, maximum	§ 490-2304	18 feet
F	Living area, minimum	§ 490-2305	650 square feet for single-family and two-family; 350 square feet for per dwelling unit for multi-family
-	Principal building first floor area, minimum	-	None
G	Attached garage floor area, minimum	§ 490-2306	400 square feet
G	Attached garage floor area, maximum	§ 490-2306	720 square feet per dwelling unit; or 870 square feet per dwelling unit in lieu of an additional permitted accessory building; not to exceed space for three vehicles per dwelling unit
H	Accessory building first floor area, maximum	§ 490-2308	60 percent of principal building first floor area; buildings other than garages may not exceed 150 square feet
I	Number of accessory buildings, maximum	§ 490-2310	2
J	Separation between principal and accessory buildings, minimum	§ 490-2311	10 feet if accessory building does not have ¼-hour fire-resistive construction on the abutting walls; 5 feet if accessory building has ¼-hour fire-resistive construction on the abutting walls
Site Standards			
K	Driveway setback, minimum	-	3 feet
L	Parking lot setback, minimum	§ 490-2312	10 feet with screening per § 490-

Lot Standards

Building Setbacks

Other Standards

Commercial (C-1) District This district is intended to accommodate a mix of small-scale commercial retail, shops, offices, and mixed-use residential development compatible with residential neighborhoods that serves the needs of the surrounding local neighborhoods and minimizes the need for off-street parking that serves the broader community trade area.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	None for non-residential uses; 4,800 square feet, plus 400 square feet per additional dwelling unit exceeding 1 for residential uses
B	Lot width, minimum	§ 490-2302	None
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	15 feet, or setback averaging per § 490-2303 (C) if applicable
C	Street-yard setback, maximum	§ 490-2303	35 feet
D	Side-yard setback, minimum	§ 490-2303	0 feet; 10 feet from abutting residential districts
E	Rear-yard setback, minimum	§ 490-2303	0 feet; 10 feet from abutting residential districts
-	Accessory building setback, minimum	§ 490-2303	15 feet in a street-yard; 3 feet in a side or rear yard
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	30 feet
-	Accessory building height, maximum	§ 490-2304	15 feet
F	Living area, minimum	§ 490-2305	350 square feet per dwelling unit
G	Accessory building first floor area, maximum	§ 490-2308	None
H	Number of accessory buildings, maximum	§ 490-2310	2
I	Separation between principal and accessory buildings, minimum	§ 490-2311	10 feet if accessory building does not have ¼-hour fire-resistive construction on the abutting walls; 5 feet if accessory building has ¼-hour fire-resistive construction on the abutting walls
Site Standards			
J	Driveway setback, minimum	-	3 feet
K	Parking lot setback, minimum	§ 490-2312	10 feet with screening per § 490-
L	Parking in front yard, maximum	§ 490-2313	50 percent (TBD)

Lot Standards

Building Setbacks

Other Standards

General Business (C-2) District This district is intended to accommodate orderly and attractive groupings of commercial activities of a more general retail and wholesale nature, offices, and service facilities serving the broader community trade area. Generally, no such district should be less than 100,000 square feet in area.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	None
B	Lot width, minimum	§ 490-2302	None
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	15 feet
C	Street-yard setback, maximum	§ 490-2303	80 feet
D	Side-yard setback, minimum	§ 490-2303	0 feet; 25 feet from abutting residential districts
E	Rear yard setback, minimum	§ 490-2303	0 feet; 25 feet from abutting residential districts
-	Accessory building setback, minimum	§ 490-2303	15 feet in a street-yard; 3 feet in a side or rear yard
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	40 feet
-	Accessory building height, maximum	§ 490-2304	15 feet
F	Number of accessory buildings, maximum	§ 490-2310	2
G	Separation between principal and accessory buildings, minimum	§ 490-2311	10 feet if accessory building does not have ¼-hour fire-resistive construction on the abutting walls; 5 feet if accessory building has ¼-hour fire-resistive construction on the abutting walls
Site Standards			
H	Driveway setback, minimum	-	3 feet
I	Parking lot setback, minimum	§ 490-2312	10 feet with screening per § 490-
J	Parking in front yard, maximum	§ 490-2313	50 percent (TBD)

Lot Standards

Building Setbacks

Other Standards

Downtown (C-4) District This district is intended to provide for diverse and compact development at a pedestrian scale for the Downtown area compatible with a mix of existing and future commercial, lakefront, marina, cultural, entertainment, apartment, and other urban activities which contribute to the Downtown's role as the social, cultural, and economic center of the City.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	None
B	Lot width, minimum	§ 490-2302	None
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	0 feet
C	Street-yard setback, maximum	§ 490-2303	10 feet
D	Side-yard setback, minimum	§ 490-2303	0 feet
E	Rear yard setback, minimum	§ 490-2303	0 feet
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			-
-	Principal building height, maximum	§ 490-2304	See § 490-
-	Accessory building height, maximum	§ 490-2304	Not to exceed height of principal building
F	Living area, minimum	§ 490-2305	350 square feet per dwelling unit
G	Number of accessory buildings, maximum	§ 490-2310	2
Site Standards			
H	Driveway setback, minimum	-	20 feet from non-residential districts; 100 feet from residential districts
I	Parking lot setback, minimum	§ 490-2312	6 feet with screening per § 490-

Lot Standards

Building Setbacks

Other Standards

Industrial (I-1) District This district is intended to accommodate industrial and manufacturing uses with appropriate buffering to mitigate negative impacts, hazards, and nuisances to surrounding non-industrial areas. The district contains a mix of existing legacy industrial land uses and land suitable for new industrial, manufacturing, and supportive uses that contribute to an efficient and productive pattern of land uses.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	40,000 square feet
B	Lot width, minimum	§ 490-2302	150 feet
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	25 feet
D	Side-yard setback, minimum	§ 490-2303	10 feet for principal building; 10 feet for accessory buildings
E	Rear-yard setback minimum	§ 490-2303	25 feet for principal building; 10 feet for accessory buildings
F	Residential district setback, minimum	§ 490-2303	100 feet and must be screened
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	45 feet
-	Accessory building height, maximum	§ 490-2304	35 feet
Site Standards			
G	Driveway setback, minimum	-	20 feet from non-residential districts; 100 feet from residential districts
H	Parking lot setback, minimum	§ 490-2312	10 feet with screening per § 490-
I	Loading setback, minimum	-	100 feet from non-industrial districts with screening per § 490-

Lot Standards

Building Setbacks

Other Standards

Technology Campus (I-3) District This district supports the development of digital and technological infrastructure and technology research and development within a controlled industrial environment aligned with modern industrial standards. It accommodates primary uses such as high-capacity facilities for data processing and storage, technological research and development, and data and energy transmission, along with supporting uses such as utilities, warehousing, offices, and light manufacturing subordinate and ancillary to a permitted principal use. The I-3 District ensures compatibility with surrounding areas by minimizing noise, dust, traffic, light, and negative environmental effects. Buildings, signage, and site design shall, to the greatest extent practicable, be coordinated to create a uniform technology campus aesthetic.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	10,000 square feet. Utility uses may reduce the size of a lot subject to the requirements of Chapter 478 of the municipal code (Subdivision of Land).
B	Lot width, minimum	§ 490-2302	100 feet
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	100 feet
D	Side-yard setback, minimum	§ 490-2303	50 feet for principal building; 50 feet for accessory ?????
E	Rear-yard setback minimum	§ 490-2303	50 feet ?????
-	Residential district setback, minimum	-	200 feet
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	65 feet, plus 1 additional foot for each foot the minimum setback from the right-of-way increases, not to exceed 100 feet.
-	Accessory building height, maximum	§ 490-2304	35 feet
Site Standards			
G	Driveway setback, minimum	-	20 feet from non-residential districts; 100 feet from residential districts (verify)
H	Parking lot setback, minimum	§ 490-2312	50 feet from streets and public rights-of-way, 25 feet from side and rear lot lines, 50 feet from residential districts. See screening and landscaping standards (§ 490-)
I	Loading setback, minimum	-	None. See screening and landscaping standards (§ 490-)

Lot Standards

Building Setbacks

Other Standards

Conservancy (CON) District This district is intended to prevent the destruction of valuable natural resources, particularly woodlands, wildlife habitat areas, significant water recharge and discharge areas, prairies, recreational and scenic areas, natural scientific areas, areas with poor soils or high groundwater, and areas of steep topography (e.g., hillsides, bluffs, etc.). Regulation of these areas should serve to control runoff, erosion and sedimentation, protect the natural resource base, promote and maintain the natural beauty of the area, and promote the health, safety and welfare of City residents.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	None
B	Lot width, minimum	§ 490-2302	None
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	15 feet
D	Side-yard setback, minimum	§ 490-2303	10 feet
E	Rear-yard setback, minimum	§ 490-2303	10 feet
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	35 feet
-	Accessory building height, maximum	§ 490-2304	35 feet
Site Standards			
F	Driveway setback, minimum	-	20 feet from non-residential districts; 100 feet from residential districts (verify)
G	Parking lot setback, minimum	§ 490-2312	6 feet with screening per § 490-
H	Loading setback, minimum	-	15 feet with screening per § 490-

Lot Standards

Building Setbacks

Other Standards

Public and Utility Lands (PUL) District This district is intended to eliminate the ambiguity of maintaining an unrelated use district for areas which are under public or public utility ownership and where the use for public purpose is intended to be somewhat permanent.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	None
B	Lot width, minimum	§ 490-2302	None
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	15 feet
D	Side-yard setback, minimum	§ 490-2303	10 feet
E	Rear-yard setback, minimum	§ 490-2303	10 feet
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	85 feet
-	Accessory building height, maximum	§ 490-2304	85 feet
Site Standards			
F	Driveway setback, minimum	-	20 feet from non-residential districts; 100 feet from residential districts (verify)
G	Parking lot setback, minimum	§ 490-2312	6 feet with screening per § 490-
H	Loading setback, minimum	-	15 feet with screening per § 490-

Lot Standards

Building Setbacks

Other Standards

Railroad (RR) District This district is intended to accommodate commercial railroad lines and spur lines.

There are no specific dimensional standards for this base zoning district.

Urban Transition (UT) District This district is intended to accommodate farming operations on lands annexed to the City for eventual development but where such development is not yet proceeding.

Lot Standards		Details	
A	Lot area, minimum	§ 490-2301	10 acres
B	Lot width, minimum	§ 490-2302	600 feet
Building Setbacks			
C	Street-yard setback, minimum	§ 490-2303	50 feet
D	Side-yard setback, minimum	§ 490-2303	20 feet for principal building; 20 feet for accessory buildings
E	Rear-yard setback, minimum	§ 490-2303	30 feet for principal building; 20 feet for accessory buildings
-	Shore-yard setback, minimum	-	50 feet, or setback averaging per § 490-1804
Building Standards			
-	Principal building height, maximum	§ 490-2304	30 feet for residences; 85 feet for agricultural buildings
-	Accessory building height, maximum	§ 490-2304	Not to exceed principal building height
F	Living area, minimum	§ 490-2305	1,000 square feet per principal dwelling unit
Site Standards			
G	Driveway setback, minimum	-	3 feet

Lot Standards

Building Setbacks

Other Standards