

Appendix A: District Standards - Residential

	A	ORC	RE	RSF1	RSF2	RSF4	Heritage (H)		R6			R10					
Category Names	Agricultural	Outdoor Recreational Commercial	Residential Estates	Residential Single-Family 1	Residential Single-Family 2	Residential Single-Family 4	Heritage		Residential 6			Residential 10					
Density	1 unit/acre	1 unit/acre	1 unit/acre	1 unit/9,000 sf	2 units/acre	4 units per acre	6 units per acre		6 units per acre			10 units per acre					
Attached or Detached Accessory Dwelling*	Permitted- 1 accessory dwelling / lot max.	Permitted- 1 accessory dwelling / lot max.	Permitted- 1 accessory dwelling / lot max.	Permitted- 1 accessory dwelling / lot max.	Permitted- 1 accessory dwelling / lot max.	Permitted- 1 accessory dwelling / lot max.	Permitted- 1 accessory dwelling / lot max.		Permitted- 1 accessory dwelling / lot max.			Permitted- 1 accessory dwelling unit / lot max.					
Duplex	Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted		Permitted			Permitted					
Townhomes	not permitted	not permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Permitted, max of 4 attached		Permitted, max of 4 attached			Permitted, max of 4 attached					
Multi-Family	not permitted	not permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted		Permitted, 3 or more units			Permitted, 3 or more units					
Max Story Height	3	3	3	3	3	3	3		4			4					
							Single Family Detached	Townhome	Single Family Detached and Duplex	Triplex, Quadplex, and Apartments	Townhome	Single Family Detached and Duplex	Triplex, Quadplex, and Apartments	Townhome			
Lot Width Minimum	150'	150'	100'	80'	70'	60'	50'	minimum exterior lot width 25'; minimum interior lot width 15'	35'	60'	minimum exterior lot width 35'; minimum interior lot width 15'	35'	60'	minimum exterior lot width 35'; minimum interior lot width 15'			
<b>Setbacks for 1 and 2 Story Structures</b>																	
Front Setback	30	30	15'	30'	15'	15'	20'	20'	10'	10'	10'	10'	10'	10'	10'		
Side Setback	10	10	10'	10'	10'	5'	10'	10'	Side- Zero Lot Line setback: A setback of less than 5 feet (zero lot line) is permitted on interior sides, provided a maintenance agreement is filed. The remaining side setback(s) shall be a minimum of 10 feet.	5'	13'	13'	Side- Zero Lot Line setback: A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be a minimum of 13 feet.	5'	13'	13'	Side- Zero Lot Line setback: A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 13 feet.
Rear Setback	30	30	15'	25'	10'	5'	10'	20'	5'	10'	15'	5'	10'	15'			
<b>Setbacks for 3-Story Structures</b>																	
Front Setback	30	30	15'	30'	15'	15'	25'	25'	18'	18'	18'	18'	18'	18'	18'		
Side Setback	10	10	10'	10'	10'	5'	15'	20'	Side- Zero Lot Line setback: A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 20 feet.	13'	25'	20'	Side- Zero Lot Line setback: A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 20 feet.	13'	25'	20'	Side- Zero Lot Line setback: A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 20 feet.
Rear Setback	30	30	15'	15'	10'	5'	15'	25'	15'	30'	30'	15'	30'	20'			
Site Permeability (minimum)	n/a	n/a	60%	60%	60%	40%	30%			30%			30%				
Min. Built St. Frontage	n/a	n/a	n/a	n/a	n/a	n/a	50%			50%			50%				

\* Fire Code regulations may require greater setback distances than those given in this chart

APPENDIX B: District Standards - Mixed Use, Commercial, Industrial

	UN1 & UN1-C	UN2 & UN2-C	TC & TC-C	HC	LI	
	Urban Neighborhood 1 & Urban Neighborhood 1-C	Urban Neighborhood 2 & Urban Neighborhood 2-C	Towncenter & Towncenter-C	Highway Corridor	Light Industrial	
<b>Lot Size or Density</b>	12 units per acre; single family; detached; 3000 sq ft min lot size, Single Family Attached, Multifamily, Non Residential uses: no minimum lot size	18 units per acre; single family detached; 3000 sq ft min. lot size Single Family Attached, Multifamily, Non Residential uses: no minimum lot size	max. of 30 units per acre	max. of 40 units per acre	min. of 12,000 sf lot size	
<b>Attached or Detached Accessory Dwelling*</b>	Permitted- max. 1 accessory dwelling per lot	Permitted- max. 1 accessory dwelling per lot	Permitted- max.1 accessory dwelling per lot	Not Permitted	Not Permitted	
<b>Duplex</b>	Permitted	Permitted	Not Permitted	Not Permitted	Not Permitted	
<b>Townhome</b>	Permitted, max of five attached	Permitted, max of seven attached	Permitted; no max	Permitted; no max	Not Permitted	
<b>Multi-Family: 3 or more units</b>	max of 5 units per building, CUP required for higher	max of 5 units per building, CUP required for higher	30 units per acre	40 units per acre	Not Permitted	
<b>Max Story Height</b>	4	5	no max	no max	3 stories	
<b>Lot Width Min.</b>	Townhome: min. exterior width: 20'; min. interior width: 15'. Single Family detached and duplex min. width: 35'. All other uses- no min.	Townhome: min. exterior width :20'; min. interior width: 15'. Single Family detached and duplex min. width: 35'. All other uses- no min.	15' dwellings, other uses no min	15' dwellings, other uses no min	75'	
					<b>Adjacent to a Residential District</b>	<b>Adjacent to Non-Residential District</b>
<b>Setbacks for 1 &amp; 2-Story Structures</b>						
<b>Build-To Line</b>	located between 10-25' from front property line.	located between 10-25' from front property line.	located between 10-25' from front property line.	located between 10-25' from front property line.	50' front setback from front property line	35' front setback from front property line
<b>Side Setback</b>	5' <b>Side- Zero Lot Line setback:</b> A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 5 feet.	5' <b>Side- Zero Lot Line setback:</b> A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 5 feet. There shall be a total side building setback distance of 10'	5' <b>Side- Zero Lot Line setback:</b> A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 5 feet. There shall be a total side building setback distance of 10'	5' <b>Side- Zero Lot Line setback:</b> A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 5 feet. There shall be a total side building setback distance of 10'	75'	50'
<b>Rear Setback</b>	10' <b>Rear- when contiguous to a Single Family Residential District:</b> 15'	10' <b>Rear- when contiguous to a Single Family Residential District:</b> 15'	10' <b>Rear- when contiguous to a Single Family Residential District:</b> 15'	10' <b>Rear- when contiguous to a Single Family Residential District:</b> 15'	50'	20'
<b>Setbacks for 3-Story Structures</b>						
<b>Build-To Line</b>	located between 10-25' from front property line.	located between the front property line and a line 25 feet from the front property line	located between the front property line and a line 25 feet from the front property line	located between the front property line and a line 25 feet from the front property line	50' front setback from front property line	35' front setback from front property line
<b>Side Setback</b>	13'	13' <b>Side- Zero Lot Line setback:</b> A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 13 feet.	13' <b>Side- Zero Lot Line setback:</b> A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 13 feet.	13' <b>Side- Zero Lot Line setback:</b> A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed. The remaining side setback(s) shall be 13 feet.	75'	50'
<b>Rear Setback</b>	15'	13' <b>Rear- when contiguous to a Single Family Residential District:</b> 15'	13' <b>Rear- when contiguous to a Single Family Residential District:</b> 15'	13' <b>Rear- when contiguous to a Single Family Residential District:</b> 15'	50'	20'
<b>Max. Sq. ft./Non-Single Family Residential Building Footprint (multiple buildings allowed per parcel)</b>	5,500 sf/building footprint * Larger sizes allowed with CUP approval.	10,000 sf/building footprint * Larger sizes allowed with CUP approval.	no max	no max	no max	no max
<b>Site Permeability (minimum)</b>	20%	20%	20%	20%	20%	20%
<b>Min Built Street Frontage</b>	50%	50%	75%	70%	50%	50%

\* Fire Code regulations may require greater setback distances than those given in this chart