

5.05. Nonresidential Zoning District Dimensional Regulations Chart

Regulation	Nonresidential Zoning Districts									
	O-1, Office District	O-2, Office District	LR, Local Retail District	RR, Regional Retail District	CB, Central Business District	C, Commercial District	BP, I-20 Business Park District	TP, Technology Park District	L, Light Industrial District	HI, Heavy Industrial District
Lot Dimensions										
Minimum Lot Area ⁽¹⁾	8,000 SF	6,000 SF	8,000 SF	8,000 SF	6,000 SF	6,000 SF	40,000 SF	6,000 SF	None	None
Minimum Lot Width:	60'	60'	60'	60'	60'	60'	100'	60'	None	None
Minimum Lot Depth	100'	100'	100'	100'	100'	100'	120'	100	None	None
Yard Setback Dimensions⁽²⁾										
Minimum Front Yard Setback ⁽²⁾	15'	20'	15'	15'	None	None	35'	15'	15'	15'
Maximum Front Yard Setback	None	None	None	None	None	None	None	None	None	None
Minimum Side Yard Setback: ⁽²⁾ Interior Lot	5'	5'	0' = When not adjacent to residential district 5' = When adjacent to residential district	0' = When not adjacent to residential district 5' = When adjacent to residential district	None	0' = Nonresidential 5' = Residential	10'	10% of lot width, but setback shall be no less than 10' or greater than 25'	5'	5'
Minimum Rear Yard Setback: ⁽²⁾ Where an alley adjoins the rear lot line	0' 5' = any structure (garage, carport) with alley access	0' 5' = any structure (garage, carport) with alley access	0' 5' = any structure (garage, carport) with alley access	0' 5' = any structure (garage, carport) with alley access	0' 5' = any structure (garage, carport) with alley access	0' 5' = any structure (garage, carport) with alley access	20'	10'	0' 5' = any structure (garage, carport) with alley access	0' 5' = any structure (garage, carport) with alley access
Where no alley adjoins the rear lot line	10'	10'	10'	10'	None	10'	20'	10'	10'	10'
Floor Area										
Maximum Floor Area Ratio	None	1.2:1	None	None	None	2:1	1:1	None	None	None
Structure Height										
Maximum Height (feet/stories)	35' / 2.5 Stories	98' / 7 Stories	35' / 2.5 Stories	56' / 4 Stories	None	None	70' / 5 Stories	70' / 5 Stories	None	None
Building Area Coverage										
Maximum Building Area Coverage (all buildings)	60%	60%	60%	60%	None	None	75%	None	50%	50%

⁽¹⁾ SF = Square Feet.

⁽²⁾ One foot of additional front, side, or rear yard depth shall be required for each three feet, or portion thereof, by which any building exceeds 50 feet in height. (Note: Additional residential adjacent standard (i.e., setbacks) may apply, please see Section [6.04.D.5 Residential Adjacency Standards for Businesses](#), with the [CB, Central Business District](#) being exempt.)

⁽³⁾ Where fuel sales are permitted, fuel pump island canopies shall observe a minimum ten foot front yard (Yard, Front).