

MAP SYMBOL	ZONING DISTRICT (1, 6)	LOT SIZE (1)		DENSITY			OPEN SPACE	BUILDING LOCATION			BUILDING HEIGHT		MAXIMUM FLOOR AREA TO LOT RATIO (F.A.R.)	EXTRA HEIGHT CONSTRUCTION FACTOR	ATTACHED GARAGE AREA	ALLOWABLE UNFINISHED SPACE ON SECOND FLOOR	MINIMUM FIRST FLOOR AREA (2)	1	1	1	1	2	1-2	3	1-3	1-3	4	4	1-4	5+				
		MINIMUM TOTAL LOT AREA (SQ. FT.)	MINIMUM AVERAGE WIDTH (FT.)	MINIMUM LOT AREA PER DWELLING UNIT OR BY BEDROOMS	MINIMUM OPEN AREA PER DWELLING UNIT	MINIMUM SET BACK	MINIMUM ONE SIDE	OFFSETS OTHER SIDE	PRINCIPLE STRUCTURE	ACCESSORY STRUCTURE	1	1						1	1	2	1-2	3	1-3	1-3	4	4	1-4	5+						
				1 BR	2 BR	3 BR		(Over 35 ft. see "Extra Height Construction Factor")													REQUIRED (2)	FLOOR	AREA (2)	1	2	3	4	4	5	5	6	7	6	7
REFERENCE SECTIONS:		18.000		19.010			19.020	15.020	15.030		16.000		17.020	15.040	17.018	17.010 C (i)	17.010 C	17.000																
R-1	Single Family Detached Residence	45,000	150 (1)	45,000			35,000	30	25	25	30	15	15%	No	400	35%	900 (2)	1250	1250	1250	1250	1400	1450	1600	1650	1750	1800	1850	1950	2000				
RS-1	Single Family Detached Residence	15,000	110 (1)	15,000			10,000	30	10	15	30	15	20%	No	400	35%	900 (2)	1250	1250	1250	1250	1400	1450	1600	1650	1750	1800	1850	1950	2000				
RS-2	Single Family Detached Residence	12,000	100 (1)	12,000			7,500	30	8	12	30	15	25%	No	400	35%	850 (2)	1250	1250	1250	1250	1250	1300	1450	1500	1600	1650	1700	1800	1850				
RS-3	Single Family Detached Residence	10,000	85 (1)	10,000			6,000	25	6	10	30	15	30%	No	400	35%	800 (2)	1150	1150	1150	1150	1150	1225	1300	1350	1450	1500	1550	1650	1700				
RS-4	Single Family Detached Residence	8,400	75 (1)	8,400			5,000	25	6	8	30	15	30%	No	400	35%	750 (2)	1000	1000	1000	1000	1000	1075	1150	1200	1300	1350	1400	1500	1550				
RS-5	One and Two Family Residence (Single)	8,400	75 (1)	4,200			2,500	25	6	8	30	15	30%	No	400	35%	750 (2)	1000	1000	1000	1000	1000	1075	1150	1200	1300	1350	1400	1500	1550				
RS-5	One and Two Family Residence (Two)	8,400	75 (1)	4,200			2,500	25	6	8	30	15	40%	No	200 Per Unit	0	750 (2)	650	650	650	650	800	850	1000	1050	1150	1200	1250	1350	1400				
RS-6	One and Two Family Residence (Single)	10,000	85 (1)	5,000			3,000	25	6	10	30	15	35%	No	400	35%	750 (2)	950	950	950	950	950	1000	1150	1200	1300	1350	1400	1500	1550				
RS-6	One and Two Family Residence (Two)	10,000	85 (1)	5,000			3,000	25	6	10	30	15	40%	No	200 Per Unit	0	750 (2)	650	650	650	650	800	850	1000	1050	1150	1200	1250	1350	1400				
RM-1	Single and Two Family Residence	7,000	50	3,500			2,300 (3)	25	6	6	35	15	40%	No	N/A	N/A	N/A	650	650	650	650	800	850	1000	1050	1150	1200	1250	1350	1400				
RM-2	Multiple Family (Garden Apts. & Townhouses (6, 7)	N/A	N/A	3200	3600	4000	2,000	25	10	15	30	15	40%	No	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
RM-3	Multiple Family (Low Rise Apts.) (6, 7)	N/A	N/A	2700	3000	3300	1,500	25	15	10	35	15	60%	Yes	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
RM-4	Multiple Family (Medium Rise Apts.) (6, 7)	N/A	N/A	1,500			750	25	15	10	60	15	125%	Yes	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
CCM	Multiple Family (Central City Mixed) (6, 7)	7,000	50	3,500			2,300	20	6	6	35	15	40%	Yes	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
B-1	Office District (9)	N/A	N/A	N/A			500	25	10	10	30	15	35% (5)	No	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
B-2	Local Service Center Business (6, 7)	N/A	N/A	N/A			500	15	10	10	30	15	50% (5)	No	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
B-3	General Business District (6, 7)	N/A	N/A	N/A			500	15	10	10	40	15	60% (5)	No	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
B-4	Central Business District (6, 7)	N/A	N/A	N/A			N/A	0	0	0	35 (10)	35 (10)	400% (5)	No	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
BP	Business Park District (9)	40,000	150	N/A			N/A	40	40	25	35	30	40% (5)	No	N/A	N/A	N/A	350	400	500	650	800	850	1000	1050	1150	1200	1250	1350	1400				
I-1	Existing Industrial	N/A	N/A	N/A			N/A	10	10	10	85	85	70%	Yes																				
I-2	Industrial Park	40,000	150	N/A			N/A	25	25	25	45	35	40%	No																				
AG	Agricultural	10 acres	600	10,000			10,000	50	20	20	30	85	N/A	No	N/A	N/A	N/A	1000	1000	1000	1000	1000	1075	1150	1200	1300	1350	1400	1500	1550				
SW	Shoreland-Wetland	N/A	N/A	N/A			N/A	N/A	N/A	N/A	30	15	N/A	No																				
PUL	Public and Utility Lands	N/A	N/A	N/A			500	15	10	10	85	85	N/A	Yes																				
ODF	OVERLAY DISTRICTS Density Factor (4)	USE UNDERLYING DISTRICTS EXCEPT AS NOTED																	SAME AS UNDERLYING DISTRICTS															
OOS	Office and Special Service	7,000	60 (4)	3,000 (4)			2,000	20	6	6	85	35	70% (5)	Yes																				
OIP	Institutional and Public Service										85	85		Yes																				
OPD	Planned Development																																	
OHS	Highway Service																																	
ONP	Neighborhood Preservation																																	
OCP	Conservation Protection																																	

FOOTNOTES
(1) In new plats approved after January 1, 1982, the Common Council may upon favorable recommendation of the Plan Commission, allow the lots in the R1, RS-1, RS-2, RS-3, RS-4, RS-5 & RS-6 Districts to be up to 20% narrower in required minimum average width, providing the total lot area is increased 80 square feet above the minimum required lot area for each 1 foot of the lot width is reduced, and providing further said lots will not be directly facing existing wider lots.
(2) When an attached garage of 400 square feet is included for each dwelling unit, the minimum required first floor area is reduced by 100 square feet.
(3) May be reduced under ODF Overlay District.
(4) See Section 34.270 for other ODF Regulations

FOOTNOTES
(5) F.A.R. may be increased by use of Environmental Enhancement Incentive. (See 20.000)
(6) All uses other than 1 and 2 family dwellings are subject to approval by the Plan Commission of building, site, and operational plans.
(7) For all units, add 100 square feet per unit to required square footage if there is no basement storage space of at least 200 square feet designated for each unit.
(8) Only 70% of any livable floor area which is over another livable floor area may be counted toward required minimum floor area.
(9) Lot Size and Lot Width As Necessary To Meet Other Requirements.
(10) Special Exemption may be granted to increase height up to 61 feet.