

Chapter 9 PLANNED DEVELOPMENT OVERLAY

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10-9-1: INTENT:

It is the purpose of the PDO regulations to provide a procedure which permits more flexible site design and development ~~than is possible under traditional zone districts~~ than is possible with the underlying zone district ~~while maintaining the land use characteristics of those districts~~. Through application of the provisions of this chapter, property may be developed in a more effective and efficient manner within the existing zone district. Transfers of density, as defined in section ~~10-1-2~~ 10-1-2 of this title, are specifically encouraged under the provisions of this chapter; and, to the extent that more effective and efficient site design and development is promoted, the use of this technique is permitted subject to approval by the director of community development. (Ord. 20, Series of 2012)

10-9-2: APPLICABILITY:

If no change in density or permitted uses is sought, then ~~t~~The provisions of the PDO procedure contained herein may be applied in any zone district except MH (mobile home), RESIDENTIAL AS PRIMARY USE IN CA & T, ALL RESIDENTIAL ZONE DISTRICTS, AND ~~district~~ and PD (planned development) districts. (Revised 6-12-1992)

10-9-3: USES PERMITTED:

Only those principal and accessory uses specifically allowed in the applicable zone district regulations shall be permitted on the approved PDO plan. (Revised 6-12-1992)

10-9-4: CONDITIONS; DENSITY OF USE:

~~Density of use shall be as established on the approved PDO plan, based on the gross land area (in acres) including public parks, streets, and any other land within the site which will be dedicated for public purposes. However, such density shall not exceed the following:~~
NO INCREASE IN DENSITY OR FLOOR AREA RATIO (FAR) IS PERMITTED THROUGH A PDO. DENSITIES AND FLOOR AREA RATIOS ARE ESTABLISHED IN THE INDIVIDUAL ZONE DISTRICTS.

~~(A) Residential density:~~

- ~~1. A-1: 1.0 dwelling unit per 10.0 gross acres.~~
- ~~2. R-S: 1.0 dwelling unit per 5.0 gross acres.~~
- ~~3. R-L: 1.0 dwelling unit per 2.0 gross acres.~~
- ~~4. R-E: 1.6 dwelling units per gross acre.~~
- ~~5. R-1: 2.0 dwelling units per gross acre.~~
- ~~6. R-2: 4.8 dwelling units per gross acre.~~
- ~~7. R-3: 6.7 dwelling units per gross acre.~~
- ~~8. R-3X: 13.4 dwelling units per gross acre.~~
- ~~9. R-4: 13.4 dwelling units per gross acre.~~
- ~~10. R-5: 43.6 dwelling units per gross acre.~~
- ~~11. T: 21.8 dwelling units per gross acre.~~
- ~~12. CA: 100.0 dwelling units per gross acre.~~

~~(B) Commercial/industrial density:~~

- ~~1. B-P: Maximum floor area ratio of 1:3.~~
- ~~2. T: Maximum floor area ratio of 1:1.~~
- ~~3. B-1: Maximum floor area ratio of 1:1.~~
- ~~4. B-2: Maximum floor area ratio of 2:1.~~
- ~~5. B-3: Maximum floor area ratio of 3:1.~~
- ~~6. CA: Maximum floor area ratio of 5:1.~~
- ~~7. STP: Maximum floor area ratio of 2:1.~~
- ~~8. I-P: Maximum floor area ratio of 2:1.~~
- ~~9. I-1: Maximum floor area ratio of 3:1.~~
- ~~10. I-2: Maximum floor area ratio of 3:1. (Revised 6-12-1992)~~

10-9-5: DEVELOPMENT STANDARDS:

To take advantage of the flexibility allowed by the PDO regulations, the proposed development must demonstrate special attention to creative, high quality design, and to producing a development that reinforces and complements citywide and neighborhood design goals and objectives. Plans that demonstrate such attention may qualify for certain variations from the underlying zone district requirements, as detailed in this section, provided that such variations can be accomplished without impairing the intent of the land use code while providing a substantial benefit to the city of Littleton. The evaluation of the application, based on the above intent statement, will be applied when the following changes to the underlying zone district are requested:

- (A) Height: The height of structures shall be as established on the approved PDO plan.
 - (B) Lot Width And Setback: Lot width and setback requirements shall be as established by the approved PDO plan.
 - (C) Lot Size: Lot size shall be as established by the approved PDO plan. A variation of lot sizes below the minimum required by the underlying zone district is acceptable if the average size of all lots within the PDO plan meets the minimum lot size requirement of the underlying zone district.
 - (D) Open Space: The minimum open space shall be as established on the approved PDO plan.
 - ~~(E) Off Street Parking And Loading: Minimum off street parking and loading requirements shall be as established on the approved PDO plan. Proposed off street parking and loading requirements less than those stated in section [10-4-9](#) of this title shall require documentation and justification showing that the adjacent streets or alleys shall not bear an unreasonable impact from the reduction in parking requirements.~~
 - (F) Industrial Development: Industrial development approved under this chapter shall meet the performance standards set forth in sections [10-4-6](#) and [10-4-7](#) of this title. (Ord. 21, Series of 2004)
 - (G) Parking Garages And Lots: Automobile parking garages and lots may be permitted as a principal use in the B-1, B-2, B-3 and CA zone districts provided the following conditions are met: (Ord. 20, Series of 2012)
1. An application for planned development overlay (PDO) is submitted for review and approval pursuant to the provisions of this chapter and, following a duly advertised public hearing, the planning commission finds: (Ord. 21, Series of 2004; amd. Ord. 19, Series of 2012; Ord. 15, Series of 2016)
 - (a) The proposed use is compatible with existing and permitted uses of adjacent properties and will not result in the destruction of existing structures in any historic district or area;
 - (b) Access and increased traffic in adjacent residential neighborhoods generated by the use shall not have a significant detrimental impact on the neighborhood;

- (c) The use will be adequately screened from adjacent streets and abutting uses (landscaping standards for parking lots as provided in section [10-5-7](#) of this title, and in the city's landscape manual, shall be the minimum requirements);
 - (d) Architectural design of proposed features including, but not limited to, building height, facades, fenestration, retaining walls and fences, shall complement, and be compatible with, adjacent structures, especially those structures designated, or there is a proposal pending for designation, as having notable character or qualities of architectural and/or historical significance; and (Ord. 21, Series of 2004)
 - (e) All outdoor lighting shall be required to come into conformance with [chapter 15](#) of this title by submitting a lighting plan for approval with the site development plan. (Ord. 20, Series of 2012)
2. The applicant provides written certification from the director of community development that the proposed site, or existing structures on the site, are not currently designated, and there are no pending proposals for designation, as an area having notable character or qualities of architectural and/or historical significance; or
 3. If the proposed site is an area designated as having notable character or qualities of architectural and/or historical significance, the application for a PDO contains a copy of a certificate of appropriateness obtained pursuant to section [4-6-13](#) of this code which allows alteration or demolition of the site. (Ord. 21, Series of 2004)
- (H) Design Guidelines Compatibility: The development shall be compatible with any ADOPTED design STANDARDS OR guidelines ~~adopted by the planning commission~~ which affect the property to be developed under the proposed plan. (Ord. 17, Series of 2012; amd. Ord. 19, Series of 2012; Ord. 15, Series of 2016)

10-9-6: LIMITATION ON APPLICANTS:

The party filing an application for approval of a PDO plan shall be the property owner, or his/her authorized agent. (Revised 6-12-1992)

10-9-7: APPLICATION PROCEDURES:

- (A) Application: All applications for a PDO shall be submitted and processed pursuant to the procedures established in [chapter 1](#) of this title.
- (B) PDO Plan: Applications for approval of development under the city's PDO regulations shall include a proposed PDO plan. The proposed PDO plan shall generally meet the requirements specified in the operating standards. (Ord. 20, Series of 2012)

10-9-8: REVIEW PROCEDURES:

(A) Planning Commission Review Procedure:

1. Applications for a PDO plan are considered by the planning commission at a public hearing. All requests for PDO plans shall be submitted and heard pursuant to the requirements and procedures set forth in section [10-1-9](#) of this title. (Ord. 20, Series of 2012; amd. Ord. 15, Series of 2016)

2. The planning commission shall determine if the application meets the provisions of section [10-9-5](#) of this chapter, based on the evidence and testimony presented at the public hearing. The planning commission may vote to approve the application, to approve subject to modification, to deny the application, or the planning commission may table the matter to a date certain, pending provision of further information by the applicant. Approval of a PDO plan application by the planning commission shall be by resolution.

(B) Coordination With Historical Preservation Board For Properties Either Within A Historic District Or Have Been Designated As A Historic Landmark:

1. The planning commission shall REFER ~~defer the~~ review of proposed architectural design features to the historical preservation board, THROUGH THE CERTIFICATE OF HISTORIC APPROPRIATENESS PROCESS (4-6-14).
2. ~~The historical preservation board shall perform a preliminary architectural review and forward all comments to both the planning commission and city council for review at their respective scheduled public hearings, or (Ord. 17, Series of 2012; amd. Ord. 19, Series of 2012; Ord. 15, Series of 2016)~~
3. ~~The process for a certificate of historic appropriateness as described in section [4-6-14](#) of this code may take the place of the above preliminary architectural review. (Ord. 17, Series of 2012)~~

(C) Appeals: The decision of the planning commission on the PDO shall be final unless the applicant files a written appeal of the decision. Such appeal request shall be filed with the community development department within ten (10) days after the planning commission decision or the right to appeal shall be deemed to have been waived. The appeal request shall be placed on the agenda of the city council within thirty (30) calendar days after receipt of the written appeal unless a longer time frame, not to exceed sixty (60) calendar days, is requested by the applicant. The city council will conduct a public hearing to receive evidence and testimony from the applicant, city staff and interested parties. After conducting the public hearing, the city council may approve, deny, or approve the PDO with modifications. (Ord. 20, Series of 2012; amd. Ord. 15, Series of 2016)

10-9-9: RECORDING:

An approved general PDO plan, including all required modifications and all necessary signatures, shall be recorded in the office of the county clerk and recorder pursuant to subsections [10-1-9](#)(E) and (F) of this title prior to city review of any final PDO plans. (Ord. 20, Series of 2012)

~~10-9-10: FINAL PDO PLANS:~~

~~(A) Final PDO plans shall be submitted and processed in the same manner as final PD plans as required in subsection [10-2-23](#)(E)6 of this title. (Ord. 40, Series of 2003)~~

~~(B) Any PDO applications meeting the requirements of subsection [10-7-2](#)(C) and section [10-7-3](#) of this title shall not be required to process a final PDO. (Ord. 17, Series of 2012)~~

~~10-9-11: OPTIONAL SUBDIVISION PROCEDURE:~~

~~Any applicant may file an application for approval of a preliminary subdivision plat to be reviewed concurrently with an application for approval of a general PDO plan. Such preliminary subdivision plat shall meet all of the requirements of [title 11](#) of this code. (Revised 6-12-1992)~~

10-9-12: ENFORCEMENT:

~~Enforcement of an approved general PDO plan shall be in the same manner as specified in subsection [10-2-23](#)(G) of this title. (Revised 6-12-1992)~~

10-9-13: AMENDMENTS:

~~The procedure for amending an approved general PDO plan or final PDO plan shall be the same as prescribed for in the original approval, except in the event that a general PDO plan is administratively amended. The director of community development may approve administrative amendments provided the applicable conditions of subsection [10-2-23](#)(I) of this title are met. (Ord. 20, Series of 2012)~~

10-2-2: A-1 AGRICULTURAL DISTRICT:

The A-1 agricultural district permits small agricultural production operations including, but not limited to, row crops, livestock, and related residential and support structures. The types and intensity of uses permitted in this district shall protect and preserve agricultural land and natural open space.

(A) Land uses: See section [10-3-2](#) of this title.

(B) DENSITY: 1.0 DWELLING UNIT PER 10 ACRES (0.10 DWELLING UNITS PER ACRE)

(BC) Minimum lot requirements:

1. MINIMUM Lot ~~area~~SIZE: 435,600 square feet (10.0 acres);

2. MINIMUM Lot width ~~at front setback~~: 300 feet;

3. MINIMUM Unobstructed open space: 90 percent;

4. Building setbacks:

(a) Front: 25 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

5. Maximum height of structure: 30 feet.

(C) Accessory use standards: See section [10-4-4](#) of this title.

(D) Home occupation standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

10-2-3: R-S RESIDENTIAL-SUBURBAN AGRICULTURAL DISTRICT:

The R-S residential-suburban agricultural district permits single-family residential development on large lots and limited agricultural uses.

(A) Land Uses: See Section [10-3-2](#) of this Title.

(B) DENSITY: 1.0 DWELLING UNIT PER 5.0 ACRES (0.2 DWELLING UNITS PER ACRE)

(BC) Minimum Lot Requirements:

1. ~~Lot area~~: MINIMUM LOT SIZE: 217,800 square feet (5.0 acres);

2. MINIMUM Lot width ~~at front setback~~: 300 feet;

3. MINIMUM Unobstructed open space: 90 percent;

4. Building Setbacks:

(a) Front: 25 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/street: 10 feet;

5. Maximum height of structure: 30 feet.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

(D) Home Occupation Standards: See Section [10-4-5](#) of this Title. (Revised 6-12-1992)

10-2-4: R-L RESIDENTIAL-LIMITED AGRICULTURAL DISTRICT:

The R-L Residential-Limited Agricultural District provides a transition from agricultural to single-family residential uses. The District promotes residential development on large lots while permitting some agricultural uses on a limited basis.

(A) Land Uses: See Section [10-3-2](#) of this Title.

(B) DENSITY: 1.0 DWELLING UNIT PER 2.0 ACRES (0.5 DWELLING UNITS PER ACRE)

(BC) Minimum Lot Requirements:

1. ~~Lot area~~MINIMUM LOT SIZE: 87,120 square feet (2 acres);

2. MINIMUM Lot width ~~at front setback~~: 100 feet;

3. MINIMUM Unobstructed open space: 50 percent;

4. Building Setbacks:

(a) Front: 25 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;
South/east: 10 feet;
Corner lot/side street: 10 feet;

5. Maximum Height of Structure: 30 feet.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

(D) Home Occupation Standards: See Section [10-4-5](#) of this Title. (Revised 6-12-1992)

10-2-5: R-E RESIDENTIAL-ESTATES DISTRICT:

The R-E Residential-Estates District permits urban, single-family residential development on larger lots while allowing for a limited number of horses or similar large animals.

(A) Land Uses: See Section [10-3-2](#) of this Title.

(B) DENSITY: 1.6 DWELLING UNITS PER ACRE

(BC) Minimum Lot Requirements:

1. MINIMUM LOT SIZE ~~Lot area~~: 26,500 square feet (0.61 acres);

2. MINIMUM Lot width ~~at front setback~~: 100 feet;

3. MINIMUM Unobstructed open space: 50 percent;

4. Building setbacks:

(a) Front: 25 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;
South/east: 10 feet;
Corner lot/side street: 10 feet;

5. Maximum height of structure: 30 feet.

(C) Accessory Use Standards: See section [10-4-4](#) of this title.

(D) Home Occupation Standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

10-2-6: R-1 RESIDENTIAL SINGLE-FAMILY DISTRICT:

The R-1 residential single-family district allows larger lot suburban single-family residential development.

(A) Land Uses: See section [10-3-2](#) of this title.

(B) DENSITY: 2.0 DWELLING UNITS PER ACRE

(B) Minimum Lot Requirements: (Revised 6-12-1992)

1. MINIMUM Lot ~~area~~SIZE: 21,780 square feet (0.50 acres); (Ord. 5, Series of 2005)

2. MINIMUM Lot width ~~at front setback~~: 100 feet;

3. MINIMUM Unobstructed open space: 50 percent;

4. Building setbacks:

(a) Front: 25 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

5. Maximum height of structure: 30 feet.

(C) Accessory Use Standards: See section [10-4-4](#) of this title.

(D) Home Occupation Standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

10-2-7: R-2 RESIDENTIAL SINGLE-FAMILY DISTRICT:

The R-2 residential single-family zone district allows medium density urban single-family residential development.

(A) Land Uses: See section [10-3-2](#) of this title.

(B) DENSITY: 4.8 DWELLING UNITS PER ACRE

(B) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~SIZE: 9,000 square feet (0.21 acres);

2. MINIMUM Lot width ~~at front setback~~: 75 feet;

3. MINIMUM Unobstructed open space: 50 percent;

4. Building setbacks:

(a) Front: 25 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

5. Maximum height of structure: 30 feet.

(C) Accessory Use Standards: See section [10-4-4](#) of this title.

(D) Home Occupation Standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

10-2-8: R-3 RESIDENTIAL SINGLE-FAMILY DISTRICT:

The R-3 residential single-family zone district provides for single-family residential development at higher densities than the R-2 zone district.

(A) Land Uses: See section [10-3-2](#) of this title.

(B) DENSITY: 6.7 DWELLING UNITS PER ACRE

(BC) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~SIZE: 6,500 square feet (0.15 acres);

2. MINIMUM Lot width ~~at front setback~~: 65 feet;

3. MINIMUM Unobstructed open space (PER LOT): 50 percent;

4. Building setbacks:

(a) Front: 20 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

5. Maximum height of structure: 30 feet.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

(D) Home Occupation Standards: See Section [10-4-5](#). (Revised 6-12-1992)

10-2-9: R-3X RESIDENTIAL MULTIPLE-FAMILY DISTRICT:

The R-3X Residential Multiple-Family District provides for the transition from single-family residential to multiple family residential while maintaining the single family character of the area. ~~Structures containing up to three dwelling units are permitted on each lot.~~

(A) Land uses: See Section [10-3-2](#) of this Title.

(B) DENSITY: 13.4 DWELLING UNITS PER ACRE

(BC) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~SIZE: 6,500 square feet (0.15 acres);

2. ~~Lot area per residential unit: 3,250 square feet;~~

3. MINIMUM Lot width ~~at front setback~~: 60 feet;

4. MINIMUM Unobstructed open space (PER LOT): 25 percent;

5. Building setbacks:

(a) Front: 20 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

6. Maximum height of structure: 30 feet;

Wall: 20 feet.

Structure: 2 stories.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

(D) Home Occupation Standards: See Section [10-4-5](#) of this Title. (Revised 6-12-1992)

10-2-10: R-4 RESIDENTIAL MULTIPLE-FAMILY DISTRICT:

The R-4 Multiple-Family Zone District provides medium density multiple-family development of up to 13.4 units per acre. The district serves as a transition between single-family type development and more intense development, such as high density residential and commercial uses.

(A) Land Uses: See Section [10-3-2](#) of this Title.

(B) DENSITY: 13.4 DWELLING UNITS PER ACRE

(B) Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~SIZE: 6,500 square feet (0.15 acres);
2. Lot ~~area per residential unit~~: 3,250 square feet;
3. MINIMUM Lot width ~~at front setback~~: 60 feet;
4. MINIMUM Unobstructed open space (PER LOT): 25 percent;
5. Building setbacks:
 - (a) Front: 20 feet;
 - (b) Rear: 20 feet;
 - (c) Side:
 - North/west: 5 feet;
 - South/east: 10 feet;
 - Corner lot/side street: 10 feet;
6. Maximum height of structure: 30 feet;
 - Wall: 20 feet;
 - Structure: 2 stories.

(C) Accessory use standards: See section [10-4-4](#) of this title.

(D) Home occupation standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

10-2-12: R-5 RESIDENTIAL MULTIPLE-FAMILY DISTRICT:

The R-5 multiple-family zone district allows high density multiple-family development of up to 43.56 units per acre, together with limited private and public institutions and supporting health services.

(A) Land uses: See section [10-3-2](#) of this title.

(B) RESIDENTIAL DENSITY: 43.6 DWELLING UNITS PER ACRE.

(B)(C) Minimum lot requirements (excluding townhouses):

1. Minimum lot ~~area~~ SIZE:

(a) Residential: 6,000 square feet ~~(0.14 acres)~~;

(b) Nonresidential: 7,500 square feet ~~(0.17 acres)~~;

2. ~~Lot area per residential unit: 1,000 square feet;~~

3. MINIMUM Lot width ~~at front setback~~: 60 feet;

4. MINIMUM Unobstructed open space: 25 percent;

5. Building setbacks:

(a) Front: 20 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

6. Maximum height of structure: 30 feet; ~~an additional foot in height shall be allowed for the following increased setbacks:~~

~~Front/rear: 1 foot; and~~

~~Sides: 1 foot.~~

(C) Minimum lot requirements for townhouses:

1. Minimum lot ~~area~~ SIZE (PER RESIDENTIAL UNIT): 2,500 square feet ~~(0.06 acres)~~;

2. MINIMUM LOT WIDTH: 30 FEET

2. ~~The following standards apply to the original lot or combination of contiguous lots as it exists at the time of the townhouse development:~~

(a) MINIMUM Unobstructed open space (PER LOT): 25 percent;

(b) Building setbacks (FROM EXTERIOR LOT LINES):

(1) Front: 20 feet;

(2) Rear: 20 feet;

(3) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

(C) BUILDING SETBACK FROM INTERNAL LOT LINE:

(1) SIDE: 0 FEET

3. Maximum height of structure: 30 feet; ~~an additional foot in height shall be allowed for the following increased setbacks:~~

~~Front/rear: 1 foot; and~~

~~Sides (measured from the exterior side walls): 1 foot.~~

(D) Accessory use standards: See section [10-4-4](#) of this title.

(E) Home occupation standards: See section [10-4-5](#) of this title. (Ord. 26, Series of 2015)

10-2-18: CA CENTRAL AREA MULTIPLE USE DISTRICT:

The CA central area multiple use district defines the downtown business district of the city, and promotes a mix of residential, retail, service, office, amusements, and associated commercial and business uses.

(A) Land Uses: See section [10-3-2](#) of this title. (Revised 6-12-1992)

(B) RESIDENTIAL DENSITY SINGLE FAMILY: 7.92 DWELLING UNITS PER ACRE

(C) RESIDENTIAL DENSITY MULTI-FAMILY: 75.75 DWELLING UNITS PER ACRE

(D) MAXIMUM FLOOR AREA RATIO: 5:1.

(B) Minimum Lot Requirements:

1. MINIMUM LOT SIZE: ~~Lot area nonresidential uses:~~ None;

2. MINIMUM LOT SIZE: ~~Lot area per residential unit:~~

~~(a) Single family detached residential/unit: 5,500 square feet;~~

~~(b) Multiple family residential/unit: 575 square feet;~~

3. Unobstructed open space NONRESIDENTIAL: 10 percent;

4. Unobstructed open space RESIDENTIAL: 20 PERCENT;

4. Maximum height of structures: 40 feet ~~or 3 stories~~;
5. Building setbacks: None. (Ord. 12, Series of 2015)
6. FOR COMBINED COMMERCIAL AND RESIDENTIAL DEVELOPMENTS WITHIN THE SAME PROJECT, THE MINIMUM LOT REQUIREMENTS FOR THE PRIMARY USE SHALL GOVERN.

(C) Minimum lot requirements for townhouses:

1. Minimum lot ~~area~~ SIZE (PER RESIDENTIAL UNIT): 2,500 square feet ~~(0.06 acres)~~;
2. MINIMUM LOT WIDTH: 30 FEET

~~(D)~~ Special Development Allowances: IN ORDER TO BE ELIGIBLE FOR A PDO, THE FOLLOWING PERFORMANCE STANDARDS MUST BE MET: ~~The following may be allowed by a PDO adopted pursuant to [chapter 9](#) of this title:~~

1. The development parcel shall be no less than twenty five thousand (25,000) square feet in area.
2. The minimum unobstructed open space requirement shall be increased to twenty FIVE percent (25%).
- ~~3. The maximum height of structures shall be as approved on the PDO.~~
- ~~4. Maximum residential densities and floor area ratios shall be as established in section [10-9-4](#) of this title.~~

~~(DE)~~ Accessory Use Standards: See section [10-4-4](#) of this title.

~~(EF)~~ Home Occupation Standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

10-2-13: B-P BUSINESS AND PROFESSIONAL DISTRICT:

The business and professional (B-P) district allows the use of land for administrative and professional office purposes.

(A) Land uses: See section [10-3-2](#) of this title.

(B) MAXIMUM FLOOR AREA RATIO: 1:3

~~(BC)~~ Minimum Lot Requirements:

1. MINIMUM Lot ~~area~~(SIZE): 7,500 square feet (0.17 acre);
2. MINIMUM Unobstructed open space: 25 percent;

(a) Portions of adjacent public right of way maintained as landscaped area shall not reduce the twenty five percent (25%) open space requirement within the lot.

(b) A fifty foot (50') wide landscaped area shall be placed along any lot line abutting residentially zoned or used property. The use of such areas shall be limited to landscaping or pedestrian activity, and shall not include principal or accessory structures, storage, parking or vehicular access.

3. Setbacks for primary and accessory structures:

(a) Front: 20 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

4. Maximum height of structure: 30 feet;

5. ~~Maximum floor to lot area ratio (FAR): 1:3.~~

(C) Vehicular Access: Except where conditions created by existing development and/or public rights of way may otherwise dictate, vehicular ingress and egress onto major and minor arterial streets shall be limited to one such point of ingress and egress for each six hundred sixty feet (660') of frontage along arterial streets, whether individual lots or in combination with other contiguous B-P zoned lots. Direct access from B-P zoned property onto local residential streets and residential collector streets will be prohibited, unless for emergency access. It is the city's intent to encourage joint design and development of vehicular circulation with adjacent property owners.

(D) Accessory Use Standards: See section [10-4-4](#) of this title. (Revised 6-12-1992)

10-2-14: T TRANSITIONAL DISTRICT:

The T transitional district permits professional, office and residential land uses that can provide a buffer between single-family residential and more intensive uses which are located along major trafficways.

(A) Land uses: See section [10-3-2](#) of this title.

(B) MAXIMUM FLOOR AREA RATIO: 5:1.

(C) MAXIMUM DENSITY (RESIDENTIAL): 21.8 DWELLING UNITS PER ACRE

(B) Minimum lot requirements:

1. Minimum lot area SIZE NONRESIDENTIAL: 7,500 SQUARE FEET

2. MINIMUM LOT SIZE RESIDENTIAL: 6,000 SQUARE FEET

~~(a) Residential: 6,000 square feet (0.14 acre);~~

~~(b) Nonresidential: 7,500 square feet (0.17 acre);~~

2. Lot area per residential unit: 2,000 square feet;

3. MINIMUM Lot width at front setback: 60 feet;

4. MINIMUM Unobstructed open space: 25 percent;

5. Building setbacks:

(a) Front: 20 feet;

(b) Rear: 20 feet;

(c) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

6. Maximum height of structure:

(a) At setback lines: 30 feet;

~~(b) Beyond setback lines: For each additional foot in height, the setbacks shall be increased in the following manner:~~

~~Front/rear: A sum of 1 foot; and~~

~~Sides: A sum of 1 foot. (Revised 6-12-1992)~~

~~(C) Within the T zone district, a PDO, as provided for in [chapter 9](#) of this title, must be approved by the planning commission prior to the construction of a new principal structure, or the construction of an addition which costs more than fifty percent (50%) of the appraised value of the existing structure. This requirement shall not apply to single-family residential structures. (Revised 6-12-1992; amd. Ord. 19, Series of 2012; Ord. 15, Series of 2016)~~

(C) Minimum lot requirements for townhouses:

1. Minimum lot area SIZE (PER RESIDENTIAL UNIT): 2,000 square feet ~~(0.06 acres);~~

2. MINIMUM LOT WIDTH: 30 FEET

~~2. The following standards apply to the original lot or combination of contiguous lots as it exists at the time of the townhouse development:~~

(a) Unobstructed open space (PER LOT): 25 percent;

(b) Building setbacks (FROM EXTERIOR LOT LINES):

(1) Front: 20 feet;

(2) Rear: 20 feet;

(3) Side:

North/west: 5 feet;

South/east: 10 feet;

Corner lot/side street: 10 feet;

(C) BUILDING SETBACK FROM INTERNAL LOT LINE:

(1) SIDE: 0 FEET

(D) Accessory use standards: See section [10-4-4](#) of this title.

(E) Home occupation standards: See section [10-4-5](#) of this title. (Revised 6-12-1992)

10-2-15: B-1 NEIGHBORHOOD BUSINESS DISTRICT:

The B-1 neighborhood business district permits retail sales and personal services directed toward serving the immediate neighborhood. Collector or arterial street access is needed. Neighborhood centers located in B-1 are generally limited in size to one hundred thousand (100,000) square feet of gross floor area or less.

(A) Land uses: See section [10-3-2](#) of this title.

(B) Minimum lot requirements:

1. MINIMUM Lot area: None;

2. MINIMUM Unobstructed open space: 25 percent;

3. Maximum height of structure: None;

4. Maximum floor to lot area ratio (FAR): 1:1;

5. Building setbacks: None.

(C) Accessory use standards: See section [10-4-4](#) of this title. (Revised 6-12-1992)

10-2-16: B-2 COMMUNITY BUSINESS DISTRICT:

The B-2 community business district provides retail sales and personal services for the general public. Users in this district generally market a range of goods and services that do not attract persons from a wide market region but are intended to meet the needs of the surrounding community. As such, arterial street access is necessary. Such centers are generally between one hundred thousand (100,000) and three hundred thousand (300,000) square feet of gross floor area.

(A) Land uses: See section [10-3-2](#) of this title.

(B) Minimum lot requirements:

1. MINIMUM Lot area: None;
2. MINIMUM Unobstructed open space: 20 percent;
3. Maximum height of structure: None;
4. Maximum floor to lot area ratio (FAR): 2:1;
5. Building setbacks: None.

(C) Accessory use standards: See section [10-4-4](#) of this title. (Revised 6-12-1992)

10-2-17: B-3 GENERAL BUSINESS DISTRICT:

The B-3 general business district provides a wide range of retail sales, personal services, wholesale, and limited light industrial processes. Due to heavy vehicular traffic generated, such areas are generally limited to areas adjacent to major arterial roadways to allow easy access and to avoid residential traffic conflicts.

(A) Land uses: See section [10-3-2](#) of this title.

(B) Minimum lot requirements:

1. MINIMUM Lot area: None;
2. MINIMUM Unobstructed open space: 10 percent;
3. Maximum height of structure: None;
4. Maximum floor to lot area ratio (FAR): 3:1;
5. Building setbacks: None.

(C) Accessory use standards: See section [10-4-4](#) of this title. (Revised 6-12-1992)

10-2-19: STP SCIENTIFIC AND TECHNOLOGICAL PARK DISTRICT:

The STP scientific and technological park district is established to encourage development of land for a variety of research and development activities, including necessary experimentation when conducted in compliance with this code.

(A) Land Uses: See section [10-3-2](#) of this title.

(B) Minimum Lot Requirements:

1. MINIMUM Lot area: 180,000 square feet (4.13 acres);
2. Lot width ~~at front setback~~: 250 feet;
3. MINIMUM Unobstructed open space: 20 percent;
4. Maximum height of structures: None;
5. Maximum floor to lot area ratio (FAR): 2:1;
6. Building setbacks:
 - (a) Front: 50 feet;
 - (b) Rear: 50 feet;
 - (c) Side: 50 feet.

(C) Performance Standards: All facilities shall be designed so that their uses do not result in a violation of the performance standards set forth in sections [10-4-6](#) and [10-4-7](#) of this title.

(D) Building Permits: Building permits shall be issued for temporary and permanent structures as follows:

1. Temporary Or Test Facilities: Applicant will submit plans and specifications of a temporary or test facility to be constructed, together with a description of the use for which such facility was designed, including materials to be tested.

The city will, within forty five (45) days of such application, issue building permits, unless the city determines that such facility will result in a violation of performance standards.

2. Permanent Facilities: Applications for permanent facilities shall follow the normal building permit procedures established by the Uniform Building Code. (Revised 6-12-1992)

10-2-20: I-P INDUSTRIAL PARK DISTRICT:

The I-P Industrial Park District permits predominately industrial land uses that can coexist in close proximity to multiple-family residential and commercial properties.

(A) Land Uses: See Section [10-3-2](#) of this Title.

(B) Minimum Lot Requirements:

1. MINIMUM Lot area: 43,560 square feet (1.00 acre);
2. MINIMUM Unobstructed open space: 20 percent;
 - (a) Portions of adjacent public right of way maintained as landscaped area shall not reduce the twenty percent (20%) open space requirement within the lot; and
 - (b) A twenty five foot (25') wide unobstructed open space area shall be placed along any lot line abutting residentially zoned or used property. The use of such areas shall be limited to landscaping or pedestrian activity, and shall not include principal or accessory structures, storage, parking or vehicular access;
3. Maximum height of structure: none;
4. Maximum floor to lot area ratio (FAR): ~~none~~ 2:1;
5. Building setback:
 - (a) Adjacent to a nonindustrial zone district: 25 feet;
 - (b) Adjacent to industrial zone district: None.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title;

(D) Performance Standards: All facilities shall be designed so that their uses do not result in a violation of the performance standards set forth in Sections [10-4-6](#) and [10-4-7](#) of this Title, and every use in an I-P District shall be operated within an enclosed structure. (Revised 6-12-1992)

10-2-21: I-1 LIGHT INDUSTRIAL DISTRICT:

The I-1 Light Industrial District permits light manufacturing and related support uses.

(A) Land Uses: See Section [10-3-2](#) of this Title.

(B) Minimum Lot Requirements:

1. MINIMUM Lot area: none;
2. MINIMUM Unobstructed open space: 10 percent;
 - (a) Portions of adjacent public right of way maintained as landscaped area shall not reduce the ten percent (10%) open space requirement within the lot; and

(b) A twenty five foot (25') wide unobstructed open space area shall be placed along any lot line abutting residentially zoned or used property. The use of such areas shall be limited to landscaping or pedestrian activity, and shall not include principal or accessory structures, storage, parking or vehicular access;

3. Maximum height of structure: none;

4. Maximum floor to lot area ratio (FAR): 3:1;

5. Building setback:

(a) Adjacent to a nonindustrial zone district: 25 feet;

(b) Adjacent to industrial zone district: none.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

(D) Performance Standards: All facilities shall be designed so that their uses do not result in a violation of the performance standards set forth in Sections [10-4-6](#) and [10-4-7](#) of this Title.
(Revised 6-12-1992)

10-2-22: I-2 HEAVY INDUSTRIAL DISTRICT:

The I-2 Heavy Industrial District permits heavier manufacturing and related support uses and processes.

(A) Land Uses: See Section [10-3-2](#) of this Title.

(B) Minimum Lot Requirements:

1. MINIMUM Lot area: none;

2. MINIMUM Unobstructed open space: none; except that a twenty five foot (25') wide unobstructed open space area shall be placed along any lot line abutting residentially zoned or used property. The use of such areas shall be limited to landscaping or pedestrian activity, and shall not include principal or accessory structures, storage, parking or vehicular access;

3. Maximum height of structure: none;

4. Maximum floor to lot area ratio (FAR): ~~none~~ 3:1;

5. Building setback:

(a) Adjacent to a nonindustrial zone district: 25 feet;

(b) Adjacent to industrial zone district: none.

(C) Accessory Use Standards: See Section [10-4-4](#) of this Title.

(D) Performance Standards: All facilities shall be designed so that their uses do not result in a violation of the performance standards set forth in Sections [10-4-6](#) and [10-4-7](#) of this Title.
(Revised 6-12-1992)