

RESIDENTIAL ZONING DISTRICT DESIGN STANDARDS

Zoning District	use	min lot size (sq ft)	min lot width (sq ft)	min home size or floor area	max height	front setback	side setback	side abutting street	rear setback	river bank	rear easement	accessory structure setbacks:			
												side	abutting st	rear	river bank
R-1	single family	7,500	60	1,500	35' or 2.5	25*	10	25**	25	40		10	25	5	40
R-2 platted after 5/19/81	single family	6,000	60	1,200	35' or 2.5	25*	7.5**	25**	20	40		5	25	5	40
R-2 platted on or before 5/19/81	single family	5,000	50	1,000	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
R-3	single family	5,000	50	900	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
R-4	single family	2,850	38	900	25' or 2	18	5	7	10			5	7	5	
MF-10	single family (use R-3)	5,000	50	900	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
MF-10	duplex	5,500	none	600	not specified	25	5**	25**	10	40		not specified			
MF-10	triplex	8,000	none	500	not specified	25	5**	25**	10	40		not specified			
MF-10	apts, condos, THs	15,000	100	400, 500, 650	3-5 stories	20	8 (20 total)	8 (20 total)	F+R= 50	not specified		not specified			
MF-14	single family (use R-3)	5,000	50	900	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
MF-14	duplex	5,500	not specified	600	not specified	25	5**	25**	10	40		not specified			
MF-14	triplex	8,000	not specified	500	not specified	25	5**	25**	10	40		not specified			
MF-14	apts, condos, THs	15,000	100	400, 500, 650	3-5 stories	25	8 (20 total)	8 (20 total)	F+R= 50	not specified	20	not specified			
MF-30	single family (use R-3)	5,000	50	900	35' or 2.5	25*	5**	25**	10	40		5	25	5	40
MF-30	duplex	5,500	not specified	400, 500, 650	not specified	25	5**	25**	10	40		not specified			
MF-30	triplex	8,000	not specified	400, 500, 650	not specified	25	5**	25**	10	40		not specified			
MF-30	apts, condos, THs	160,000	200	400, 500, 650	5 stories	25	10	10	F+R=200	not specified	20	not specified			

*Front porches may extend 10 feet into front setback. See Ordinance #2016-2077.

**Roof overhang no more than 18 inches.