

APPENDIX B
SCHEDULE OF PERFORMANCE STANDARDS

The following tables provide a quick reference guide to the basic performance standards for the City's residential and non-residential districts. For the specific requirements for each district, refer to the appropriate section of the Zoning Ordinance.

Residential Zoning Districts

Standard	District									
	Base Districts					Planned Development Districts				
	A	SF-2.5	SF-1	SF-20	SF-10	SF-7	2F	SFA	MF	MH
Minimum Lot Area	5 Acres	25 Acres	1 Acre	20,000 SF	10,000 SF	7,000 SF	15,000 SF	5,000 SF	30,000 SF	3,500 SF/Unit
Maximum Lot Area	None	None	None	None	None	None	None	None	10 Acres	None
Maximum Project Size	None	None	None	None	None	40 Acres	None	20 Acres	None	35 Acres
Minimum Project Size	None	None	None	None	None	None	None	5 Acres	None	3 Acres
Minimum Lot Width	300'	150'	150'	100'	80'	55'	80'	40'	125'	40'
Minimum Lot Depth	300'	300'	2 x Width	150'	120'	120'	120'	120'	200'	80'
Average Lot Depth	2 x Width	2 x Width	None	None	None	None	None	None	None	None
Minimum Setbacks:										
Front	50'	50'	50'	30'	30'	25'	25'	25'	50'	15/25'
Side – Interior	15'	15'	15'	10'	10'	5'	0/10'	0'	25'	10/20'
Side Street – Local or Collector	15'	15'	15'	15'	15'	15'	15'	15'	25'	15'
Side Street – Arterial	25'	20'	20'	20'	20'	20'	20'	20'	25'	25'
Side – Key/Corner Lot	50'	40'	40'	30'	25'	25'	25'	25'	25'	15/25'
Rear Primary Structure	15'	15'	15'	15'	15'	20'	20'	15'	25'	10/20'
Garage (Front or Rear Entry)	24'	24'	24'	24'	24'	24'	24'	24'	None	24'
Maximum Height (Primary Structure)	2.5 Stories (35')	2.5 Stories (35')	2.5 Stories (35')	2.5 Stories (35')	2.5 Stories (35')	2.5 Stories (35')	2.5 Stories (35')	2.5 Stories (35')	2.5 Stories (35')	2.5 Stories (35')
Maximum Lot Coverage	20%	15%	15%	30%	35%	40%	50%	50%	50%	50%
Minimum Floor Area (S.F.)	1,600	1,600	1,600	1,600	1,600	1,600	900	1,200	700 (Efficiency)	800

Non-Residential Zoning Districts

Standard	District						
	OR	LR	CR	VC	OT-1	CF	BP
Minimum Lot Area	10000 SF.	Nre	Nre	Nre	Nre	Nre	20K SF.
Minimum Lot Width	150/300	200/300	200/300	Nre	Nre	200/300	100/120
Minimum Lot Depth	200/0	250/0	250	Nre	Nre	250	150
Minimum Setbacks:							
Front	25	25	25	0	0	25	40
Side-Interior	0	0	0	0	0	0	20
Side-Street	15	15	20	15	15	20	40
Side-Res. District	50	50	100	Buffer yard	Buffer yard	100	150
Rear-Interior	0	0	0	0	0	0	20
Rear-Street	15	15	20	15	15	20	40
Rear-Res. District	50	50	100	Buffer yard	Buffer yard	100	150
Maximum Front Yard Setback	50	50	Nre	10	10	Nre	Nre
Maximum Height (Primary Structure)	2 Stories (35)	2 Stories (35)	3 Stories (50)	2 Stories (35)	2 Stories (35)	3 Stories (50)	2 Stories (35)
Maximum Building Coverage	40%	60%	60%	50%	80%	60%	50%
Maximum Lot Coverage	80%	80%	80%	80%	Nre	80%	80%
Maximum Building FAR/ Maximum Building Size	0.5:1	0.6:1	1.0:1	10,000 S.F. for Single Business & 35,000 S.F. for Multi-Tenant Buildings	10,000 S.F. for Single Business & 35,000 S.F. for Multi-Tenant Buildings	1.0:1	1.0:1
Minimum Exterior Masonry	100%	100%	75%	100%	100%	75%	75%