

Planned Community Development No. 1 (PCD-1) Zoning Summary

(The following represents a summary of development standards and should not be mistaken for the Zoning Code)
See Planner for details

STRUCTURE TYPE	FRONT			SIDE		REAR	HEIGHT	LOT COVERAGE
	Garage	1 st Story	2 nd Story	1 st Story	2 nd Story			
Detached Single Family	22'	10'	15'	5' ¹	10' ^{1,2}	10' ³	25'	0.50
Attached Single Family	22'	10'	10'	0 or 10' ¹	0 or 10' ^{1,2}	10' ³	N/A	0.50
Multiple Family	N/A	15'	15'	10' ⁴	10' ⁴	20' ⁴	35'	0.55

¹ Must have 10' minimum between opposing structures with exception of patio covers, which may be permitted within 3' of opposing structures.

² Second story setbacks can also be calculated by angle, see Planner for more information.

³ Planning Commission may approve a 5' minimum setback for individual lots where topography, odd shaped lots, structures, or subdivision design make compliance with the 10' minimum setback impractical.

⁴ If property is abutting single-family residential properties, see Planner for setbacks.

Maximum Unit Size

(Allows for a maximum of .50 FAR)

Under 20k	20k to 24,999	25k to 29,999	30k to 34,999	35k to 39,999	40k +
3,999 sf	4,000 sf	5,000 sf	6,000 sf	7,000 sf	8,000 sf