

Chapter 18.40

**GENERAL USE REGULATIONS
AND STANDARDS**

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18.40.010 Purpose.

The purpose of the general regulations is to provide a concise reference to requirements that are common to many different zoning districts, thereby providing a more efficient utilization of this title. (Ord. 532 § 1 (10.1), 2004).

18.40.020 General requirements.

In order to provide for orderly development and to ensure the public health, safety, and welfare of the community, land use activity, buildings or structures shall not be erected, moved or utilized on any lot, tract or parcel of land except in compliance with this chapter and other applicable ordinances. Building and dimensional requirements shall be as provided below:

Zone	Minimum Lot Size (square feet)	Minimum Lot Width	Setbacks			Maximum Lot Coverage	Maximum Density
			Front	Rear	Side		
R	5,000 or 2 lots (sf) 9,000 (duplex) 1,000 for each additional unit more than 2	50'	15'	15' without alley 5' with alley	5'	35%	5 units/acre (single-family, duplex) 10 units/acre (multifamily)
MU	5,000 or 2 lots (sf) 9,000 (duplex) 1,000 for each additional unit more than 2	50'	15'	15' without alley 5' with alley	5'	35% Res. 70% Nonres.	10 units/acre
C*	0	0'	0'	0'	0'	0	N/A
I**	0	0'	10'	10' or 5' adj to alley	10'	0	N/A

*For the C district, when a commercial use abuts a residential district where there is no intervening right-of-way, the rear and/or side yard setback requirement is 10 feet, except where an alley exists between districts, the setback shall be five feet from the property line/alley right-of-way.

**For the I district, when an industrial use abuts a residential district, the rear and/or side yard setback requirement shall be 25 feet.

(Ord. 664 § 1, 2015; Ord. 532 § 1 (10.2), 2004).