



This is a Quick Reference Guide for Setbacks. To see all requirements please refer to the correct zoning text for the particular zone that you are interested in.

Single Family Building Zones- Low Density Residential (LDR), Moderate Density Residential (MDR) and High Density Residential (HDR).

**Low Density Residential (LDR) Zone
Table of Dimension and Density Requirements**

		Minimum Lot Dimensions			Minimum Yard Setbacks (ft) ^{4, 5, 7}			Max. Bldg. Hgt. (ft)	Max. Lot Coverage (%)
		Area	Width (ft)	Depth (ft)	Front	Each Side	Rear		
Uses Permitted	Maximum Units/Acre								
Single-Family Detached Dwellings ⁶	5	8,600 sq ft	70	100	20	5	15	30	50

Single-Family Detached Dwellings (Clustered) ³	5	8,600 sq ft	70	100	20	5	15	30	50
Group Homes	5	8,600 sq ft	70	100	20	5	15	30	50
Accessory Dwelling Units	*	n/a	70	100	20	5	15	30	50
Home Occupations	--	n/a	70	100	20	5	15	30	50
Accessory Buildings/Structures	--	n/a	70	100	20	5	15	30	50
Guest Houses ¹	4 guest rms	8,600 sq ft	70	80	20	5	15	30	50
Elementary Schools ³	–	5 acres ²	300	300	25	25	50	50	50

¹ Guest Houses shall not exceed a total of 4 bedrooms in the LDR Zone.

² Plus one acre per 100 students.

³ Conditional use.

⁴ All site and development plans including lots within short and formal subdivisions shall show building envelopes based on minimum yard setbacks.

⁵ Eaves of a dwelling or accessory structure may project 18 inches from the line of the setback toward a property line when the setback is at least five feet, and 16 inches toward a property line when the setback is at least six feet. All other uses shall conform to the requirements of the International Building Code Sections 503.2 and 705.

⁶ All yards adjacent to public rights-of-way shall be considered front yards. In the case of a “corner lot” with two front yards, one front yard will be designated for only half the front yard setback requirements, depending on principal building or lot access or narrowest width of the lot as determined by the zoning administrator. In the case of a “through lot” with two front yards, both front yards shall have front yard setback requirements.

* Units/Acre density will increase as an ADU is added on the lot of a principal single-family dwelling unit.

**Moderate Density Residential (MDR) Zone
Table of Dimension and Density Requirements**

Uses Permitted	Maximum Units/Acre	Minimum Lot Dimensions			Minimum Yard Setbacks (ft) ^{4, 5, 6}			Max. Bldg. Hgt. (ft)	Max. Lot Coverage (%)
		Area	Width (ft)	Depth (ft)	Front	Each Side	Rear		
Duplexes/Two-Family Dwellings	9	10,000 sq ft	70	80	20	5	10	30	60
Zero Lot Line Dwellings ⁴	8	5,000 sq ft	50	80	20	10 ⁷	10	30	60
Single-Family Detached Dwellings	10	4,500 sq ft	50	80	20	5	10	30	60
Single-Family Detached Dwellings (Clustered) ³	8	6,000 sq ft	50	80	20	5	10	30	60
Group Homes	8	6,000 sq ft	50	80	20	5	10	30	60
Accessory Dwelling Units	*	n/a	50	80	20	5	10	30	60
Home Occupations	--	n/a.	50	80	20	5	10	30	60
Accessory Buildings/Structures	--	n/a	50	80	20	5	10	30	60
Guest Houses ¹	6 guest rms	6,000 sq ft	6050	80	20	5	10	30	60
Day-Care Centers ³	--	6,000 sq ft	6050	80	20	10	10	30	60

Preschools ³	–	6,000 sq ft	50	80	20	10	10	30	60
Elementary Schools ³	–	5 acres ²	300	300	25	25	50	50	60
Middle Schools ³	–	5 acres ²	300	300	25	25	50	50	60
High Schools ³	–	5 acres ²	500	500	50	50	50	50	60
Community Center ³	–	0.5 acre	100	100	25	15	25	30	60
Houses of Worship ³	–	0.5 acre	100	200	25	15	25	30	60

¹ Guest houses shall not exceed a total of 6 guest rooms in the MDR Zone.

² Plus one acre per 100 students.

³ Conditional use.

⁴ All site and development plans including lots within short and formal subdivisions shall show building envelopes based on minimum yard setbacks, except for the zero setback for joint side yard in a zero lot line development.

⁵ Eaves of a dwelling or accessory structure may project 18 inches from the line of the setback toward a property line when the setback is at least five feet, and 16 inches toward a property line when the setback is at least six feet. All other uses shall conform to the requirements of the International Building Code Sections 503.2 and 705.

⁶ All yards adjacent to public rights-of-way shall be considered front yards. In the case of a “corner lot” with two front yards, one front yard will be designated for only half the front yard setback requirements, depending on principal building or lot access or narrowest width of the lot as determined by the zoning administrator. In the case of a “through lot” with two front yards, both front yards shall have front yard setback requirements.

⁷ See SMC 16.04.260(2)

* Units/Acre density will increase as an ADU is added on the lot of a principal single-family dwelling unit.

**High Density Residential (HDR) Zone
Table of Dimension and Density Requirements**

Uses Permitted	Maximum Units/Acre	Minimum Lot Dimensions			Minimum Yard Setbacks (ft) ^{4, 5, 6, 7}			Max. Bldg. Hgt. (ft)	Max. Lot Coverage (%)
		Area	Width (ft)	Depth (ft)	Front	Each Side	Rear		
Multiple-Family Dwellings	24.0	8,000 sq ft for first 3 units + 2,000 sq ft additional lot area for each additional unit	60	80	25	5	15	30	60
Duplexes/Two-Family Dwellings ¹	12	6,000 sq ft	40	80	20	5	10	30	60
Townhouses	12	3,600 sq ft	40	80	0	5 ⁸	15	30	60
Single-Family Detached Dwellings	12	3,600 sq ft	40	80	20	5	10	30	60
Single-Family Detached Dwellings (Clustered) ³	10	5,000 sq ft	40	80	20	5	10	30	60
Group Homes	10	5,000 sq ft	50	80	20	10	10	30	60
Accessory Dwelling Units	*	n/a	40	80	20	5	10	30	60
Home Occupations	--	n/a	40	80	20	5	10	30	60
Accessory Buildings/Structures	--	n/a	40	80	20	5	10	30	60

Guest Houses ¹	8 guest rms	5,000 sq ft	50	100	25	5	10	30	60
Boarding Houses	10 rooms	10,000 sq ft	50	100	25	10	10	30	60
Residential Care Facilities	10 rooms	10,000 sq ft	60	100	25	10	10	30	60
Day-Care Centers ³	--	5,000 sq ft	60	80	20	10	10	30	60
Preschool Facilities ³	–	5,000 sq ft	60	80	20	10	20	30	60
Elementary Schools ³	–	105 acres ²	300	300	25	25	50	50	60
Middle Schools ³	–	5 acres ²	300	300	25	25	50	50	60
High Schools ³	–	5 acres ²	500	500	50	50	50	50	60
Community Centers ³	–	.05 acre	100	100	25	25	25	30	60
Houses of Worship ³	–	0.5 acre	100	100	25	25	25	30	60

¹ Guest Houses shall not exceed a total of 8 guest rooms in the HDR Zone.

² Plus one acre per 100 students.

³ Conditional use.

⁴ All site and development plans including lots within short and formal subdivisions and zero lot line subdivisions shall show building envelopes based on minimum yard setbacks.

⁵ Eaves of a dwelling or accessory structure may project 18 inches from the line of the setback toward a property line when the setback is at least five feet, and 16 inches toward a property line when the setback is at least six feet. All other users shall conform to the requirements of the International Building Code Sections 503.2 and 705.

⁶ No portion of a building wall 10 feet to 20 feet in height shall be closer than 10 feet. No portion of a building wall 20 feet to 30 feet in height shall be closer than 15 feet.

⁷ All yards adjacent to public rights-of-way shall be considered front yards. In the case of a “corner lot” with two front yards, one front yard will be designated for only half the front yard setback requirements, depending on principal building or lot access or narrowest width of the lot as determined by the zoning administrator. In the case of a “through lot” with two front yards, both front yards shall have front yard setback requirements.

⁸ See SMC 16.04.200(12).

* Units/Acre density will increase as an ADU is added on the lot of a principal single-family dwelling unit.

Neighborhood Commercial (NC) Zone ²
Table of Dimension and Density Requirements

Uses Permitted	Maximum Units/Acre	Minimum Lot Dimensions			Minimum Yard Setbacks (ft) ^{4, 5, 6, 7}			Max. Bldg. Hgt. (ft)	Max. Lot Coverage (%)
		Area	Width (ft)	Depth (ft)	Front	Each Side	Rear		
Single-Family Detached Dwellings	10	5,000 sq ft	50	80	20	10	10	30	60
Townhouses (Attached Single-Family Dwellings) ⁴	10	5,000 sq ft	50	80	20	10	10	30	60
Duplexes/Two-Family Dwellings	12	6,000 sq ft	60	80	20	10	10	30	60
Multiple-Family Dwellings	24.0	8,000 sq ft for first 3 units + 2,000 sq ft additional lot area for each additional unit	70	100	20	10	15	30	60
Residential Over Commercial/Office	24.0	8,000 sq ft for first 3 units + 2,000 sq ft additional lot area for each additional unit	-	-	-	-	-	30	-
Group Homes	8.0	5,000 sqft.	60	80	20	10	10	30	60
Boarding Houses	10 rooms	10,000 sq ft	100	100	25	10	15	30	60
Residential Care Facilities	10 rooms	10,000 sq ft	100	100	25	10	15	30	60
Accessory Dwelling Units	*	n/a	60	80	20	10	10	30	60

Day-Care Centers	--	5,000 sq ft	60	80	20	10	10	30	60
Retail Trade Establishments	–	2,500 sq ft	20	75	0	0	15	30	80
Personal Service Establishments	–	2,500 sq ft	20	75	0	0	15	30	80
Business/Professional Services Establishments	–	2,500 sq ft	20	75	0	0	15	30	80
Office Buildings	–	6,000 sq ft	50	75	0	0	35	30	60

¹ Guest Houses shall not exceed a total of 8 guest rooms.

² Neighborhood Commercial Zones shall not exceed 5 acres in size and shall not be located closer than 1 mile from an existing NC Zone.

³ Conditional use.

⁴ All site and development plans including lots within short and formal subdivisions shall show building envelopes based on minimum yard setbacks, except for no required side yard setback adjacent to another Townhouse Single-Family Dwelling.

⁵ Eaves of a dwelling or accessory structure may project 18 inches from the line of the setback toward a property line when the setback is at least five feet, and 16 inches toward a property line when the setback is at least six feet. All other users shall conform to the requirements of the International Building Code Sections 503.2 and 705.

⁶ No portion of a building wall 10 feet to 20 feet in height shall be closer than 10 feet. No portion of a building wall 20 feet to 30 feet in height shall be closer than 15 feet.

⁷ All yards adjacent to public rights-of-way shall be considered front yards. In the case of a “corner lot” with two front yards, one front yard will be designated for only half the front yard setback requirements, depending on principal building or lot access or narrowest width of the lot as determined by the zoning administrator. In the case of a “through lot” with two front yards, both front yards shall have front yard setback requirements.

* Units/Acre density will increase as an ADU is added on the lot of a principal single-family dwelling unit.

Urban Center (UC) Zone ^{1,2}
Table of Dimension and Density Requirements

Uses Permitted	Maximum Units/Acre	Minimum Lot Dimensions			Minimum Yard Setbacks (ft) ⁵			Max. Bldg. Hgt. (ft)	Max. Lot Coverage (%)
		Area	Width (ft)	Depth (ft)	Front	Each Side	Rear		
Single-Family Detached/Attached Dwellings	10	5,000 sq ft	40	80	20	IBC ⁶	10	30	80
Multiple-Family Dwellings	24.0	8,000 sq ft for first 3 units + 2,000 sq ft additional lot area for each additional unit	50	100	20	10	10	30	80
Duplexes/Two-Family Dwellings	12.4	7,000 sq ft	60	80	20	10	10	30	80
Boarding Houses	12 (rooms)	10,000 sq ft	60	80	20	10	10	30	80
Residential Care Facilities	12 (rooms)	10,000 sq ft	60	80	20	10	20	30	80
Residential Over Commercial/Office	24.0	8,000 sq ft for first 3 units + 2,000 sq ft additional lot area for each additional unit	-	-	-	-	-	30	-
Accessory Dwelling Units	*	n/a	60	80	20	10	10	30	80

Guest Houses	--	5,000 sq ft	60	80	20	10	10	30	80
Retail Trade Establishments	-	3,500 sq ft	20	75	0	0	10	30	90
Personal Service Establishments	-	2,500 sq ft	20	75	0	0	10	30	90
Business/Professional Services Establishments	-	2,500 sq ft	20	75	0	0	10	30	90
Post Offices	-	0.5 acre	40	200	0	0	10	30	90
Courthouses/Government Offices	-	0.5 acre	40	100	0	0	10	30	90
Office Buildings	-	5,000 sq ft	40	75	0	0	10	30	90
Public Safety (Police/Fire) Stations	-	10,000 sq ft	40	200	0	0	10	30	90
Libraries	-	10,000 sq ft	40	75	0	0	10	30	90
Houses of Worship	-	10,000 sq ft	40	100	10	25	10	30	90
Community Centers	--	10,000 sq ft	40	100	10	25	10	30	90
Urban Parks ⁴	--	--	--	--	--	--	--	30	40
Theaters	-	8,000 sq ft	40	80	0	0	10	30	90
Museums/Art Galleries	-	5,000 sqft	40	80	0	0	10	30	90
Night Clubs	-	5,000 sq ft	40	80	0	0	10	30	90

Health Clubs	–	5,000 sq ft	40	80	0	0	10	30	90
Public Transit Stations/Off-Street Bus Stops	–	.05 acre	100	200	25	25	10	30	75
Automobile Repair Shops (in-bldg) ³	--	10,000 sq ft	60	75	0	0	10	30	90
Automobile Service Stations ³	--	10,000 sq ft	60	75	0	0	10	30	90
Car Wash Facilities ³	--	10,000 sq ft.	60	75	0	0	10	30	90
Farmers Markets(regularly or seasonally scheduled on a weekly basis) ³	--	--	--	--	--	--	--	30	--
Mixed-Use Developments ³	--	10,000 sq ft	75	200	0	0	10	30	90
Parking Structures ³	–	5,000 sq ft	75	75	0	0	10	30	90
Seasonal Parking Facilities ³	–	1,000 sq ft	50	50	0	0	10	30	90

¹ New buildings in special flood hazard areas identified on FIRM maps shall be built to base flood elevations as determined by FEMA.

² Pedestrian-oriented improvements and shared parking provisions are encouraged in lieu of on-site surface parking lots.

³ Conditional use.

⁴ Minimum dimension requirements for recreational facilities shall be established by the building and zoning official, based on the recreation performance standards.

⁵ All yards adjacent to public rights-of-way shall be considered front yards. In the case of a “corner lot” with two front yards, one front yard will be designated for only half the front yard setback requirements, depending on principal building or lot access or narrowest width of the lot as determined by the zoning administrator. In the case of a “through lot” with two front yards, both front yards shall have front yard setback requirements.

⁶ Per the International Building Code (IBC) or 3 feet. Shall meet the minimum allowed building separation from adjacent buildings/structures.

* Units/Acre density will increase as an ADU is added on the lot of a principal single-family dwelling unit.

**Highway-Oriented Commercial (HOC) Zone
Table of Dimension and Density Requirements**

Uses Permitted	Maximum Units/Acre	Minimum Lot Dimensions			Minimum Yard Setbacks (ft) ⁵			Max. Bldg. Hgt. (ft)	Max. Lot Coverage (%)
		Area	Width (ft)	Depth (ft)	Front	Each Side	Rear		
Retail/Wholesale Trade Establishments	–	6,000 sq ft	50	80	25	10	15	30	85
Personal Service Establishments	–	6,000 sq ft	50	80	25	10	15	30	85
Business/Professional Services Establishments	–	6,000 sq ft	50	80	25	10	15	30	85
Hotels and Motels	--	0.5 acre	75	100	25	10	25	30	85
Hardware/Home Building Supply Stores	–	0.5 acre	50	100	50	25	25	30	85
Lumberyards	--	1 acre	75	100	50	25	50	30	85
Hospitals//Medical Clinics/Health Care Facilities	–	0.5 acre	75	100	25	25	25	30	85
Shopping Centers	–	0.5 acre	75	200	25	25	25	30	85

Mixed-Use Developments	--	0.5 acre	100	200	25	25	25	30	85
Automobile and Truck Sales and Service Establishments	--	0.5 acre	75	200	25	25	25	30	85
Automobile Rental Establishments	--	10,000 sq ft	50	80	25	10	25	30	85
Automobile and Truck Repair Shops	--	10,000 sq ft	50	100	25	10	25	30	85
Automobile Service Stations/Car Washes	--	10,000 sq ft	50	100	25	10	25	30	85
Automotive Parks Parts Store	--	10,000 sq ft	50	100	25	10	25	30	85
Recreational Vehicle/Boat Storage (in-bldg) ⁶	--	0.5 acre	75	100	25	10	25	30	85
Recreational Vehicle/Travel Trailer Parks	--	1 acres	100	200	25	25	25	30	85
Mobile Home Parks	--	2 acres	100	200	25	25	25	30	85
Veterinarian Hospitals/Animal Kennels	--	10,000 sq ft	50	100	25	25	50	30	85
Government Offices	--	10,000 sq ft	50	80	10	10	25	30	85
Courthouses	--	10,000 sq ft	50	80	10	10	25	30	85

Libraries	–	10,000 sq ft	50	100	25	20	25	30	85
Post Offices	–	1 ac 10,000 sq ft e	50	100	25	25	60	30	85
Public Safety (Police/Fire) Stations	–	0.5 acre	50	100	25	25	40	30	85
Public Transit Stations/Terminals	–	1 acres	100	200	50	25	50	30	85
Community Centers	--	0.5 acre	75	200	25	25	35	30	85
Houses of Worship	–	0.5acre	75	200	25	25	25	30	85
Game/Video Arcades	–	10,000 sq ft	50	80	25	25	25	30	85
Night Clubs	–	0.5 acre	50	200	25	30	50	30	85
Casinos/Gambling Establishments	--	0.5 acre	75	200	25	30	50	30	85
Theaters/Museums/Art Galleries	-	0.5 acre	75	200	25	30	50	30	85
Ballfields ⁴	–	2 acres	200	300	25	25	50	45	85
Urban Parks ⁴	--	--	--	--	--	--	--	30	85
Agricultural Produce Stands ^{1,3}	–	--.	--	--	--	--	--	30	85

Flea Markets ^{1, 3}	--		--	--	--	--	--	30	85
Farmers Markets ³	--	--	--	--	--	--	--	30	85
Limited Food/Beverage Processing Plants with Retail Sales of Food/Beverage Products ³	--	0.5 acre	75	200	25	25	50	30	85
Limited Manufacturing Plants of Finished Products and Wholesale Delivery ³	--	0.5acre	75	200	25	25	50	30	85
Private Schools ³	--	0.5 acre	75	100	25	20	25	30	85
Parking Structures ^{2, 3}	--	0.5 acre	100	100	10	10	10	30	85
Seasonal Parking Facilities ³	--	0.5 acre	--	--	--	--	--	N/A	N/A

¹ Conditional use subject to inclusion in a retail trade shopping center, farmers market, or community center.

² Conditional use subject to inclusion in a retail trade shopping center or mixed-use development.

³ Conditional use.

⁴ Minimum dimension requirements for recreational facilities shall be established by the building and zoning official, based on the recreation performance standards.

⁵ All yards adjacent to public rights-of-way shall be considered front yards. In the case of a “corner lot” with two front yards, one front yard will be designated for only half the front yard setback requirements, depending on principal building or lot access or narrowest width of the lot as determined by the zoning administrator. In the case of a “through lot” with two front yards, both front yards shall have front yard setback requirements.

⁶ All recreational vehicle or boat storage shall be located within a building or is completely screened (opaque fence or landscaping) in a lawful manner where it is not visible from the street or other public or private property.

**Manufacturing (M) Zone
Table of Dimension and Density Requirements**

Uses Permitted	Maximum Units/Acre	Minimum Lot Dimensions			Minimum Yard Setbacks (ft) ⁵			Max. Bldg. Hgt. (ft)	Max. Lot Coverage (%)
		Area ¹	Width (ft)	Depth (ft)	Front	Each Side	Rear		
Manufacturing Plants/Facilities	–	0.25 acre	100	200	25	25	25	75	85
Wholesale Storage/Distribution Facilities	–	0.5 acre	100	200	25	25	25	50	85
Warehousing Facilities	–	0.5 acre	100	200	25	25	25	50	85
Freight Distribution Centers	–	0.5acre	200	200	25	25	25	50	85
Mini-Warehouse/Storage Facilities	–	0.5 acre	100	200	25	25	25	30	85
Public Transit Storage and Maintenance Facilities	–	1 acres	200	200	25	25	25	50	85
Moving Van and Storage Facilities	–	1 acre	100	200	25	25	25	50	85
Automobile Body and Paint Shops	--	10,000 sq ft	100	100	25	25	25	30	85
Auto Rental Establishments	–	10,000 sq ft	70	80	25	10	25	30	85
Automobile Rental Storage and Maintenance Facilities	--	0.5 acre	100	100	26	25	25	30	85

Auto Service Station	--	0.5 acres	100	100	25	25	25	30	85
Automobile and Truck Repair Shops	--	10,000 sq ft	100	100	25	25	25	30	85
Lumberyards and Mills	--	2 acres	200	200	25	25	25	50	85
Package Delivery Facilities	--	0.5 acre	100	100	25	25	25	30	85
Towing and Wrecking Services	--	0.25 acre	100	100	25	25	25	30	85
Janitorial Services	--	10,000 sq ft	100	100	25	25	25	30	85
Laundry Plants	--	10,000 sq ft	100	200	25	25	25	50	85
Electrical Generating Plants	--	25 acres	500	500	100	100	100	100	85
Sewage Treatment Plants	--	2 acres	200	200	50	50	50	30	85
Solid Waste Disposal/Transfer Stations	--	2 acres	100	200	25	50	50	30	85
Recycling Facilities	--	0.5 acre	100	100	25	25	25	30	85
Petroleum Product Storage Facilities and Distribution	--	2 acres	200	300	50	50	50	50	50
Business or Professional Service Establishments	--	10,000 sq ft	70	80	10	10	25	30	85
Medical Waste Handling Facilities	--	10,000 sq ft	70	80	10	10	25	30	85
Employment Offices	--	10,000 sq ft	70	80	10	10	25	30	85

Personal Services Establishments	–	10,000 sq. ft	70	80	10	10	25	30	85
Funeral Homes/Mortuaries	--	10,000 sq ft	70	80	10	10	25	30	85
Animal Kennels/Shelters	--	10,000 sq ft	70	80	10	10	25	30	85
Recreational Vehicle/Boat Storage Yard	--	0.5 acre	100	100	25	25	25	30	85
Private Clubs	--	10,000 sq ft	70	80	10	10	25	30	85
Night Clubs	--	10,000 sq ft	100	200	25	30	25	30	85
Bars/Taverns/Cocktail Lounges	–	10,000 sq ft	70	80	10	10	25	30	85
Adult Entertainment Establishments ²	–	10,000 sq ft	70	80	10	10	25	30	85
Adult Bookstores ²	--	10,000 sq ft	70	80	10	10	25	30	85
Government Offices	–	10,000 sq ft	70	80	10	10	25	30	85
Regional Postal Facilities	–	0.5 acre	100	200	25	20	25	30	85
Public Safety (Police/Fire) Stations	–	0.5 acres	100	100	25	25	25	30	85
Caretaker Residences ⁴	–	4,500 sq ft	50	90	25	10	25	30	85
Parking Structure ⁴	–	0.5 acre	100	100	10	10	10	30	85
Airports, Landing Fields and Heliports ³	–	25 acres	500	500	100	100	100	50	85

Seasonal Parking Facility ³	–	0.5 acre	--	-	--	--	--	N/A	N/A
Secure Community Transitional Facilities ³	3 rooms	12,000 sq ft	100	100	25	25	25	30	85

¹ Lots existing prior to the adoption of this chapter need not meet minimum area requirements. All other dimension and density requirements shall apply.

² Adult entertainment establishments and adult bookstores shall not be located any closer than 400 feet from the nearest right-of-way line of State Route 2, nor shall any such establishment or bookstore be located within 1,000 feet of any school or house of worship.

³ Conditional use.

⁴ Accessory use.

⁵ All yards adjacent to public rights-of-way shall be considered front yards. In the case of a “corner lot” with two front yards, one front yard will be designated for only half the front yard setback requirements, depending on principal building or lot access or narrowest width of the lot as determined by the zoning administrator. In the case of a “through lot” with two front yards, both front yards shall have front yard setback requirements.

Public Recreation Facilities ⁴	--	n/a	--	--	--	--	--	--	--
Public Transit Stations/Off-Street Bus Stops	--	1 acre	100	200	25	25	25	30	50
Public School Bus Base/Facilities	--	1 acre	100	200	25	25	25	30	50
Public Parking Structures	--	10,000 sq ft	75	75	0	0	15	30	90
Public Parking Surface Lots	--	1 acre	--	--	--	--	--	--	--
Public Hospitals/Medical Clinics	--	1 acre	100	100	0	0	25	50	50
Public Utility Facilities	--	1 acre	100	100	0	0	25	50	50
Public Agency Training Facilities	--	1 acre	100	100	0	0	25	50	50
Jails/Prisons ³	--	0.5 acre	100	100	0	0	25	50	50
Airports/Heliports ³	--	10 acres	--	--	--	--	--	100	--
Public Utility Yards/Outdoor Storage Facilities ³	--	5 acres	--	--	--	--	--	--	--
Public Recreation Facilities (large scale w/ lighting) ^{3,4}	--	0.5 acre	--	--	--	--	--	--	--
Stadiums/Arenas ^{3,4}	--	5 acres	200	300	25	25	50	75	50
Public Fairgrounds ^{3,4}	--	10 acres	--	--	--	--	--	50	--
Cemeteries ³	--	0.5 acres	--	--	--	--	--	--	--

¹ Buildable area calculation – Transfer of floor area. An owner of a site or property containing critical areas (streams or wetlands) may be permitted to transfer the available floor area attributed to the size of the critical area to the unconstrained portion of the same site or property, and reduce the parking requirements for the development by an area equal to the floor area transferred, subject to the following requirements:

- (a) The critical area or stream corridor and required buffers be dedicated to the City as an easement;
- (b) The minimum parking requirements for the proposed single-story land use, based on maximum lot coverage and net usable lot area, is provided.

² Plus one acre per 100 students.

³ Conditional use.

⁴ Minimum dimension requirements for recreational facilities shall be established by the building and zoning official, based on the recreation performance standards.

⁵ All yards adjacent to public rights-of-way shall be considered front yards. In the case of a "corner lot" with two front yards, one front yard will be designated for only half the front yard setback requirements, depending on principal building or lot access or narrowest width of the lot as determined by the zoning administrator. In the case of a "through lot" with two front yards, both front yards shall have front yard setback requirement.

