

<b>E-1 EDUCATIONAL DISTRICT ALLOWED USES</b>	
<b>PRIMARY USES AND STRUCTURES</b>	
Dormitories	
Single-family swelling, except mobile homes.	
Two-family dwellings.	
Multifamily residential dwellings.	
College and university land uses, including sorority and fraternity houses, recreational, athletic and other normal accessory uses of such colleges and universities.	
Government facilities and land uses normally associated with the provision of government services, including city, county and state parks and recreation areas.	
Public, private or parochial primary and secondary schools.	
Day care facilities.	
Private clubs and lodges.	
Mini and neighborhood parks.	
Communication towers per section 32-24.	
Churches, houses of worship, and religious institutions, with their customary accessory educational and recreational uses and buildings.	
Other uses approved by the city commission after review and recommendation by the planning board, which are unquestionably similar to those uses permitted herein.	
<b>CONDITIONAL USES (See also Chapter 33, section 33-19)</b>	
Communication towers per section 32-24.	
Community residential homes, single-family.	
Community residential homes, multifamily.	
Printing and lithography establishments, not to exceed 2,000 square feet of floor area.	
<b>SPECIAL EXCEPTIONS (See also Chapter 33, section 33-18)</b>	
Communication towers per section 32-24.	
Community and regional parks.	
Community gardens.	
Golf courses and appurtenant structures connected thereto, including but not limited to the clubhouse, storage rooms and locker rooms.	
Microwave, radio, telephone and television facilities and transmission towers.	
Regulations governing other accessory uses appear in Article III.	
Shade structures over 800 square feet.	
<b>MAXIMUM DENSITY ALLOWED</b>	
Dwelling units per gross acre	Single-family development, 4.3 duplex developments, 4.8 triplexes, 5.4 multi-family dwellings, 8.0.
<b>MINIMUM LOT DIMENSIONS</b>	
<b>MINIMUM WIDTH</b>	
Lots fronting on a curve must have a minimum 50-foot width at the street line. Corner lots must be 15 percent greater in width and area than the minimum requirement for interior lots. Lots fronting on a cul-de-sac must have a minimum 25-foot lot width at the street line and must meet the minimum lot width at the building set back line.	Single-family dwelling: 75 feet
	Nonresidential: No standards
<b>MINIMUM SIZE</b>	Single-family dwelling: 7,500 square feet

<b>SETBACKS/BUILDING SEPARATION/IMPERVIOUS SURFACE LIMITATIONS</b>	
Maximum impervious surface: Educational	50 percent
Maximum impervious surface: Single-family	50 percent
<b>SETBACKS: EDUCATIONAL</b>	
Front yard (building)	30 feet
Front yard (parking, slabs, courts and wall or fence not in excess of 6 feet in height)	20 feet
Side yard	0
Side yard (abutting residentially zoned property)	15 feet
Rear yard	30 feet
<b>SETBACKS: MULTIFAMILY</b>	
Maximum impervious surface: Multifamily	One-, two-, three-story: 50 percent
	Four-story: 45 percent
	Five-story: 40 percent
	Six-story: 30 percent
Front	30 feet from project perimeter lot line
Rear and side	20 feet from project perimeter lot line
Interior	All buildings shall be set back at least ten feet from all interior private roads and parking areas. An additional set back from private roads of one foot shall be required for every two feet of height for structures exceeding 35 feet.
Spacing between buildings	The following minimum spacing shall be maintained between buildings: 25 feet between sides of buildings; 25 feet between sides and rear of adjacent buildings and 50 feet between any combination of fronts or rears of adjacent buildings.
<b>SETBACKS: SINGLE-FAMILY</b>	
Front	30 feet
Rear	25 feet. For residences, where 60% of neighboring residential structures within 500 feet have an existing lesser setback staff may approve a matching setback
Side	15 feet
Corner lot: Side street	15 feet Provided the corner lot faces the same as all other lots on street.
<b>BUILDING DIMENSIONS</b>	
Maximum height	65 feet
Minimum floor area under heat and air, Single family	One story 1,200 square feet Two story: Ground floor: 900 square feet Second floor: 500 square feet

<b>MINIMUM REQUIREMENTS FOR DRIVEWAYS AND PARKING</b>	
The minimum separation required between vehicle use areas and the property line is one foot for one and two family residences and 10 feet for all other uses. Staff may adjust in conjunction with redevelopment or change in use where the separation is less or absent.	
A minimum of two, off-street parking spaces compliant with Figure 33-91.05(b) are required per unit.	
Parking on grass and sidewalks is prohibited. Vehicle use areas must be paved with concrete, asphalt concrete or industry recognized porous paving approved by the city's engineer. Paved areas must be included in the site's impervious surface calculation. Compacted gravel or milled asphalt may be proposed for single family dwellings in accordance with Sec. 33-91.06(d)3.f.	
Visitor parking shall be provided at 0.5 spaces per unit.	
<b>MINIMUM REQUIREMENT FOR STORMWATER MANAGEMENT</b>	
Stormwater generated by, during and after construction or improvement must be contained on-site or within a communal stormwater collection and management system permitted by the State.	
<b>MINIMUM REQUIREMENTS FOR WATER AND SEWER</b>	
Application for and connection to municipal water and sewer is required within areas served by the city.	
<b>MINIMUM REQUIREMENTS FOR LOTS WHERE SEPTIC TANKS ARE USED</b>	
<b>SEWER/WATER SYSTEM</b>	<b>LOT AREA</b>
Septic or aerobic tank with individual well	1-acre per unit
Septic tank with public water supply	½-acre per unit
<b>MINIMUM REQUIREMENTS FOR TREE COVERAGE—RESIDENTIAL</b>	
Each lot must have at a minimum one front yard tree and one tree for every 2,500 square feet of lot area. Historic trees and trees utilized to meet the minimum tree protection requirement or trees located inside a designated tree protection area, as defined in Article VI of Chapter 33, may not be removed without application and approval of a permit by the city. In a campus setting, the overall 15% tree preservation area must be maintained and may be used to meet this requirement.	
<b>LANDSCAPING</b>	
Landscaped buffers are required along street frontages where developments are proposed (Article VIII of Chapter 33). Additional buffer and sign requirements apply to developments within and/or along special overlay districts (Article IV of Chapter 33).	
<b>OUTDOOR STORAGE AND DISPLAY PROHIBITED</b>	
No outdoor storage or display of equipment, supplies, merchandise, or personal property is permitted regardless of the nature of the principal development (See also section 33-27.04).	
<b>TRAFFIC IMPACT ANALYSIS</b>	
Calculation and submittal of average annual daily trips is required for all non-private residence developments. The developer of any development which will generate 1,000 or more Average Annual Daily Trip (AADT) ends per day, as determined by reference to the Institute of Traffic Engineers Trip Generation Manual or to locally derived trip generation rates accepted by the city as accurate, shall provide the city with a traffic impact analysis prepared by a qualified traffic engineer at the time application is made for approval of a site plan or preliminary plat. See also, Section 33-41.04.1	
<b>COMMUNITY DESIGN STANDARDS</b>	
Site and building aesthetics need to comply with the Community Design Standards (Article VIII, section 33-94).	