

P-1 PROFESSIONAL-RESIDENTIAL DISTRICT		
ALLOWED USES: Uses allowed in this district appear in Table 33-17.21		
MAXIMUM DENSITY ALLOWED		
Dwelling units per gross acre	The maximum nonresidential density is 10,000 square feet of building per acre.(Ord. No. 2007-12, § 4, 2-5-07)	
DIMENSIONAL REQUIREMENTS		
MINIMUM LOT DIMENSIONS		
MINIMUM WIDTH	Single-family dwelling: 75 feet	
	Nonresidential: No standards	
MINIMUM SIZE	Single-family dwelling: 7,500 square feet	
	Nonresidential: No standards	
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 setback line.		
SETBACKS/BUILDING SEPARATION/IMPERVIOUS SURFACE LIMITATIONS		
Maximum impervious surface	60 percent	
SETBACKS	Dwellings	Other uses
Front yard	30	35
Side yard	10	15
Side yard (abutting STREET)	15	20
Rear yard	25	25
Accessory structure	Five feet to any property line	
BUILDING DIMENSIONS		
Maximum height	Residential: 35 feet	
	Nonresidential: 65 feet	
MINIMUM REQUIREMENTS FOR DRIVEWAYS AND PARKING		
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 section 33-91.05(b) are required per residential 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.		
MINIMUM REQUIREMENT FOR STORMWATER MANAGEMENT		
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.		
MINIMUM REQUIREMENTS FOR WATER AND SEWER		
Application for and connection to municipal water and sewer is required within areas served by the city.		

MINIMUM REQUIREMENTS FOR LOTS WHERE SEPTIC TANKS ARE USED	
SEWER/WATER SYSTEM	LOT AREA
Septic or aerobic tank with individual well	1-acre per unit
Septic tank with public water supply	½-acre per unit
MINIMUM REQUIREMENTS FOR TREE COVERAGE—RESIDENTIAL	
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.	
LANDSCAPING	
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).	
OUTDOOR STORAGE AND DISPLAY PROHIBITED	
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).	
TRAFFIC IMPACT ANALYSIS	
Calculation and submittal of average annual daily trips is required for all 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	
COMMUNITY DESIGN STANDARDS	
Site and building aesthetics need to comply with the Community Design Standards (Article VIII, section 33-94).	