

# Zoning Interface: Districts and Forms for Sioux Falls Zoning Ordinance

For more information about each form, click on the associated link.

|   | Primary Forms           | Other Allowable Forms                    |
|---|-------------------------|--|
| <b>Single-Family Residential Districts</b>          |                         |  |
| RR Single-Family Residential—Rural                  | DD1                     | UT1 UT2                                  |
| RS Single-Family Residential—Suburban               | DD2                     | NF1 UT1                                  |
| RT-1 Single-Family Residential—Traditional          | DD3                     | NF1 UT1                                  |
| RCD Residential Cluster Development PUD             | DD7                     | NF1 UT1                                  |
| RHP Single-Family Residential—Historic Preservation | DD4                     |  |
| MH Manufactured Residential Housing                 | DD6                     | DD2 DD5 NF1 UT1                          |
| <b>Twin and Townhome Residential Districts</b>      |                         |  |
| RD-1 Twin Home/Duplex Residential—Suburban          | AD1                     | DD2 AD2 NF1 UT1                          |
| RD-2 Townhome Residential—Suburban                  | AD3                     | DD2 AD1 AD2 NF1 NF2 UT1                  |
| RT-2 Townhome Residential—Traditional               | AD4                     | DD3 NF1 NF2 UT1                          |
| <b>Apartment Residential Districts</b>              |                         |  |
| RA-1 Apartment Residential—Low Density              | MD1                     | DD2 AD1 AD2 AD3 NF1 NF2 UT1 UT2          |
| RA-2 Apartment Residential—Moderate Density         | MD2                     | AD1 AD2 AD3 MD1 NF1 NF2 UT1 UT2          |
| RA-3 Apartment Residential—High Density             | MD3                     | MD1 MD2 NF1 NF2 UT1 UT2                  |
| <b>Office/Institutional Districts</b>               |                         |  |
| O Office  | BCF1                    | NF1 NF2 UT1 UT2 RE1                      |
| S-1 General Institutional                           | BCF2 BCF3               | NF1 NF2 UT1 UT2 BCF1 RE1                 |
| S-2 Institutional Campus PUD                        | BCF3                    | AD1 AD2 AD3 AD4 MD1 MD2 NF1 NF2 UT1 UT2  |
|   |                         | BCF1 BCF2 RE1 RE2 RE3                    |
| LW Live-Work  | BCF1 MD2                | AD1 AD2 AD3 MD1 NF1 NF2 UT1 UT2 RE1 BCF3 |
| <b>Commercial Districts</b>                         |                         |  |
| C-1 Commercial—Pedestrian-Oriented                  | RE1                     | UT1 UT2                                  |
| C-2 Commercial—Neighborhood and Streetcar           | RE2 RE3                 | UT1 UT2                                  |
| C-3 Commercial—Community                            | RE4                     | UT1 UT2 RE3                              |
| C-4 Commercial—Regional                             | RE5                     | UT1 UT2 RE3 RE4                          |
| <b>Industrial Districts</b>                         |                         |  |
| I-1 Light Industrial                                | WM1                     | UT1 UT2 BCF1 BCF2 BCF3 RE3               |
| I-2 Heavy Industrial                                | WM2 WM3                 | UT1 UT2 BCF1 BCF2 BCF3 RE1 WM1           |
| AP Airport  | WM4                     | UT1 UT2                                  |
| <b>Open Space Districts</b>                         |                         |  |
| CN Conservation                                     | OPEN1                   | UT1 UT2 BCF4                             |
| REC Recreation                                      | OPEN2                   | UT1 UT2 BCF4                             |
| AG Agriculture                                      | OPEN3                   | UT1 UT2 WM3                              |
| <b>Mixed-Use Districts</b>                          |                         |  |
| Village PUD   | RE6                     | UT1 UT2                                  |
| Downtown PUD  | RE6                     | UT1 UT2                                  |
| <b>Pedestrian-Oriented PUD</b>                      | AD2 AD3 AD4 MD1 MD2 MD3 | NF1 NF2 BCF1 UT1 UT2 RE2 RE3 RE4 RE5     |

No primary or secondary forms—a mix of forms are integral within a initial development plan.

## Type of Forms

|                                   |      |   |
|-----------------------------------|------|---|
| Detached Dwellings                | DD   | Primary form in Single-Family Districts   |
| Attached Dwellings                | AD   | Primary form in Twin and Townhome Districts   |
| Multiple Dwellings                | MD   | Primary form in Apartment Residential Districts   |
| Neighborhood Facilities           | NF   | Found in Residential, Commercial, Office/Institutional Districts  |
| Business and Community Facilities | BCF  | Primary form in Office/Institutional Districts—also Industrial Districts                                |
| Retail Employment                 | RE   | Primary form in Commercial Districts  |
| Warehousing and Manufacturing     | WM   | Primary form in Industrial Districts  |
| Open Space                        | OPEN | Primary form in Open Space Districts  |
| Utilities                         | UT   | UT1 found in all districts; UT2 found in all districts except single-family, twin/townhome, and Airport |

For additional information see below.

Form Descriptions

Zoning Interface: Uses and Forms

# Form Descriptions

|   |   |
|---|---|
| <b>DD1—Detached Dwelling—Rural</b>                              | Single-Family 1 acre lots   |
| <b>DD2—Detached Dwelling—Suburban</b>                           | Single-Family 25-foot front yard  |
| <b>DD3—Detached Dwelling—Traditional</b>                        | Single-Family 10-foot front yard  |
| <b>DD4—Detached Dwelling—Historic Preservation</b>              | Single-Family maintain existing structure   |
| <b>DD5—Detached Dwelling—Older Manufactured Home</b>            | Manufactured Homes in Pre-1970 Existing Parks   |
| <b>DD6—Detached Dwelling—Newer Manufactured Home</b>            | Manufactured Homes in Newer Parks   |
| <b>DD7—Detached Dwelling—High Density</b>                       | Single-Family 5-foot front yd/0 foot side yd  |
| <b>AD1—Attached Dwelling—Suburban Twin Home/Duplex</b>          | Twin Home/Duplex—2 units—25-foot front yard   |
| <b>AD2—Attached Dwelling—Suburban 4-unit Townhome</b>           | Townhome—4 units—25-foot front yard   |
| <b>AD3—Attached Dwelling—Suburban 8-unit Townhome</b>           | Townhome—8 units—25-foot front yard   |
| <b>AD4—Attached Dwelling—Traditional 8-unit Townhome</b>        | Townhome—8 units—10-foot front yard   |
| <b>MD1—Multiple Dwelling—Small</b>                              | Multi-Family—24 units/2 stories   |
| <b>MD2—Multiple Dwelling—Medium</b>                             | Multi-Family—48 units/3 stories   |
| <b>MD3—Multiple Dwelling—Large</b>                              | Multi-Family—unlimited  |
| <b>NF1—Neighborhood Facilities</b>                              | Elementary Schools, Places of Worship, Public Service Facility, Recreation Facility—Subdivision   |
| <b>NF2—Neighborhood Residential Facilities</b>                  | Community Residential Home, Assisted Living Center, Nursing Home  |
| <b>UT1—Basic Utilities</b>                                      | Neighborhood Utilities, Electrical Substation, Antenna Support Structure  |
| <b>UT2—Tower Utilities</b>                                      | Telecommunications Tower, Broadcast Tower, Wind Energy Tower  |
| <b>OPEN1—Conservation Open Space</b>                            | Forest Preserve, Tree Farm, Golf Course, Cemeteries, Pet Cemetery, Natural Drainage Facility, Nature Preserve, Community Garden   |
| <b>OPEN2—Recreation Open Space</b>                              | Public Parks and Recreation Areas, Archery Range  |
| <b>OPEN3—Agriculture Open Space</b>                             | Agriculture, Single-Family—Farm   |
| <b>BCF1—Business and Community Facilities—Small</b>             | 1 story 15,000 sq ft/2 stories 30,000 sq ft—Office, Colleges, Public Service Facility, Residential-compatible storage, Multi-Family Above First Floor, Live-Work, Private Rec & Cultural Facility, Funeral home, Mortuary, Middle/High School, Day Care Center, Places of Worship   |
| <b>BCF2—Business and Community Facilities—Community Service</b> | 1 story 15,000 sq ft/2 stories 30,000 sq ft—Halfway House, Temporary Emergency Shelter, Human Service Facility, Detention   |
| <b>BCF3—Business and Community Facilities—Large</b>             | No Limit on size—Office, Hospital, College, Research Facility, Private Rec. & Cultural Fac., Places of Worship, Public Service Facility   |
| <b>BCF4—Business and Communities—Open Space</b>                 | 15,000 sq ft 1 story/30,000 sq ft 2 story—Country Club, Public Recreation & Cultural Facility, Fairgrounds  |
| <b>RE1—Limited Retail Employment</b>                            | 4,000 sq ft—Limited Retail and Services, Office, Private Recreation and Cultural Facility, Places of Worship  |
| <b>RE2—Streetcar Retail Employment</b>                          | Buildings Oriented to Street; 25,000 sq ft—General Retail and Services, Office, Places of Worship, Residential above First floor, Automobile Retail and Services, On-Sale Alcohol, Public Service Facility, Private Recreation, Restaurant with Accessory Alcohol, Off-Sale Alcohol, Funeral Home, Mortuary, Kennel, Day Care Center                                    |
| <b>RE3—Parking-Oriented Retail Employment</b>                   | 25,000 sq ft and parking lot oriented to street—General Retail and Services, Office, Places of Worship, Residential above First floor, Automobile Retail and Services, On-Sale Alcohol, Public Service Facility, Private Recreation, Restaurant with Accessory Alcohol, Off-Sale Alcohol, Funeral Home, Mortuary, Kennel, Day Care Center, Adult Uses                   |
| <b>RE4—Community Retail Employment</b>                          | 75,000 sq ft—Same uses listed as RE2  |
| <b>RE5—Regional Retail Employment</b>                           | Unlimited size—Same uses listed as RE2  |
| <b>RE6—Village Mixed-Use</b>                                    | Unlimited size/0 foot setbacks—General Retail and Services, Office, Private Rec & Cultural, Restaurant with Accessory Alcohol, On-Sale and Off-Sale Alcohol, Adult Use, Funeral Home & Mortuary, Day Care Center, Residential (core vs transition—see below), Places of Worship, College, Assisted Living, Public Service, Temp/Emergency Shelter, Human Service Center |
| <b>WM1—Warehousing and Manufacturing—Light</b>                  | Light Manufacturing, Process, and Assembly, Light Warehouse and Freight Movement, Crematory   |
| <b>WM2—Warehousing and Manufacturing—Heavy</b>                  | Heavy Manufacturing, Process, and Assembly, Heavy Warehouse and Freight Movement  |
| <b>WM3—Warehousing and Manufacturing—Mining and Waste</b>       | Sanitary Landfill, Water & Wastewater Plant, Quarry Mining & Exploration  |
| <b>WM4—Warehousing and Manufacturing—Airport Facilities</b>     | Airport Facilities, Air Passenger Terminal, Air National Guard  |

# Zoning Interface: Uses and Forms for the Sioux Falls Zoning Ordinance

For more information about each form, click on the associated link.

|   |   |   |
|---|---|---|
| <b>Adult Uses</b><br>RE3   RE4   RE5   RE6  | <b>Full-Service Restaurant</b><br>RE2   RE3   RE4   RE5   RE6                     | <b>Off-Sale Alcohol</b><br>RE2   RE3   RE4   RE5   RE6                            |
| <b>Agriculture</b><br>OPEN3   | <b>Funeral Establishment</b><br>BCF1   BCF3   RE2   RE3   RE4   RE5   RE6   OPEN1 | <b>On-Sale Alcohol</b><br>RE2   RE3   RE4   RE5   RE6                             |
| <b>Air National Guard</b><br>WM4  | <b>General Retail and Services</b><br>RE2   RE3   RE4   RE5   RE6                 | <b>Pet Cemetery</b><br>OPEN1  |
| <b>Air Passenger Terminal</b><br>WM4  | <b>Golf Course</b><br>OPEN2   | <b>Place of Worship</b><br>NF1   BCF1   BCF3   RE1   RE2   RE3   RE4   RE5   RE6  |
| <b>Airport Facilities</b><br>WM4  | <b>Halfway House</b><br>BCF2  | <b>Public Assembly Facility</b><br>BCF3   |
| <b>Antenna Support Structure</b><br>UT1   | <b>Heavy Manufacturing, Process, and Assembly</b><br>WM2                          | <b>Public Parks</b><br>OPEN2  |
| <b>Archery Range</b><br>OPEN2   | <b>Heavy Warehouse and Freight Movement</b><br>WM2                                | <b>Public Recreation and Cultural Facility</b><br>BCF4                            |
| <b>Assisted Living</b><br>NF2   | <b>Hospital</b><br>BCF3   | <b>Public Recreation Facility</b><br>OPEN2  |
| <b>Broadcast Tower</b><br>UT2   | <b>Hotel/Motel</b><br>BCF3  | <b>Public Service Facility</b><br>NF1   BCF1   BCF3   RE2   RE3   RE4   RE5   RE6 |
| <b>Campground</b><br>WM1  | <b>Human Service Facility</b><br>BCF2   RE6                                       | <b>Quarry, Mining, and Exploration of Minerals</b><br>WM3                         |
| <b>Cemeteries</b><br>OPEN1  | <b>Kennel</b><br>RE2   RE3  | <b>Recreation Facility, Private</b><br>BCF1   BCF3   RE2   RE3   RE4   RE5   RE6  |
| <b>Club House</b><br>BCF4   | <b>Light Manufacturing, Process, and Assembly</b><br>WM1                          | <b>Recreational Facility, Subdivision</b><br>NF1                                  |
| <b>Colleges, University, or Post High School</b><br>BCF1   BCF3   RE2   RE3   RE4   RE5   RE6 | <b>Light Warehouse and Freight Movement</b><br>WM1   RE3                          | <b>Research Facility</b><br>BCF1   BCF3   |
| <b>Commercial Parking Lot</b><br>RE6  | <b>Limited Retail and Services</b><br>RE1   | <b>Residential Compatible Self-Storage</b><br>BCF1   BCF3                         |
| <b>Community Garden</b><br>UT1  | <b>Live-Work Units</b><br>RE6   | <b>Residential On First Floor (Assisted Living)</b><br>RE6                        |
| <b>Community Residential Home</b><br>NF2  | <b>Manufactured Home</b><br>DD5   DD6   | <b>Sanitary Landfill and Water/Waste Water Plant</b><br>WM3                       |
| <b>Crematory</b><br>WM1   | <b>Middle/High School</b><br>BCF1   BCF3  | <b>Self-Storage Facility</b><br>RE3   RE4   RE5   RE6                             |
| <b>Cultural Facility</b><br>BCF1   BCF3   RE2   RE3   RE4   RE5   RE6   OPEN2                 | <b>Mortuary</b><br>BCF1   BCF3   RE2   RE3   RE4   RE5   RE6   OPEN1              | <b>Single-Family</b><br>DD1   DD2   DD3   DD4   DD7                               |
| <b>Day Care Center</b><br>BCF1   RE2   RE3   RE4   RE5   RE6                                  | <b>Motor Vehicle Retail and Services</b><br>RE2   RE3   RE4   RE5                 | <b>Telecommunications Tower</b><br>UT2  |
| <b>Detached Dwelling—Farm</b><br>OPEN3  | <b>Multifamily</b><br>MD1   MD2   MD3   | <b>Temporary Emergency Shelter Halfway House</b><br>BCF2   RE6                    |
| <b>Detention Facility</b><br>BCF2   | <b>Natural Drainage Facility</b><br>OPEN1   | <b>Townhouse—2</b><br>AD1   AD4   |
| <b>Dwelling Converted Single Family 2 to 8 Units</b><br>AD4                                   | <b>Nature Preserve</b><br>OPEN1   | <b>Townhouse—3 to 4 Units</b><br>AD2  |
| <b>Dwellings Above the First Story</b><br>BCF1   BCF3   RE2   RE3   RE4   RE5   RE6           | <b>Neighborhood Park</b><br>NF1   | <b>Townhouse—5 to 8 Units</b><br>AD3   AD4  |
| <b>Electrical Substation</b><br>UT1   | <b>Neighborhood Utilities</b><br>UT1  | <b>Tree Farm/Nursery</b><br>OPEN1   |
| <b>Elementary Schools</b><br>NF1   BCF1   BCF3  | <b>Nursing Home</b><br>NF2  | <b>Water Tower</b><br>UT2   |
| <b>Fairgrounds</b><br>BCF4  | <b>Office</b><br>BCF1   BCF3   RE1   RE2   RE3   RE4   RE5   RE6                  | <b>Wind Energy Tower</b><br>UT2   |

# Zoning Form: DD1—Detached Dwelling—Rural (160.060 et al.)

## Allowed Zoning Districts (RR)

**Principal Use:** Permitted:  
(160.062) Dwelling, Single-family Detached

**Accessory Use:** Permitted Special:  
(160.063) Home Occupations • Family Day Care • Stable  
Accessory Dwelling Units—Attached and Detached  
Residential Accessory Buildings  
**Conditional Use:**  
Bed and Breakfast

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.064 for all bulk regs

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 30 ft **1 front yard may be reduced to 25 ft on corner**

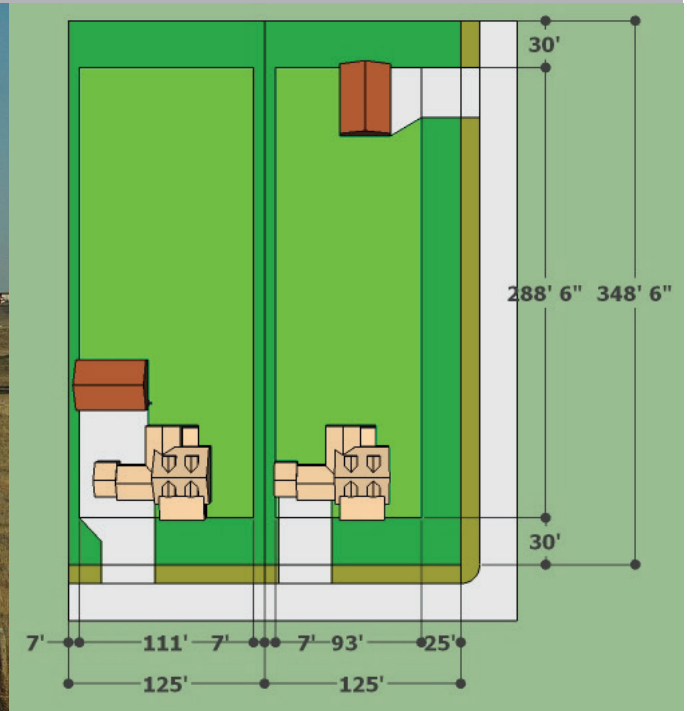
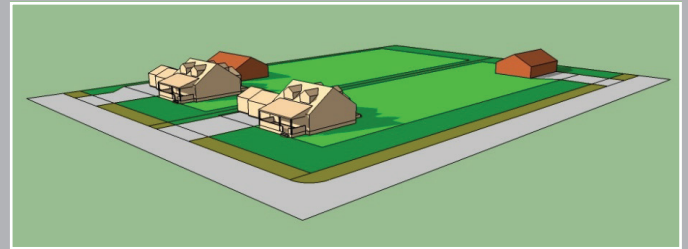
**Side Yard:** 7 ft

**Rear Yard:** 30 ft **15 ft on corner lots**

**Lot Frontage:** 125 ft **Same on corner lots**

**Lot Density:** 1 acre minimum

**Height:** 35 ft



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping alternatives (160.594 et al.)

# Zoning Form: DD2—Detached Dwelling—Suburban (160.070 et al.)

## Allowed Zoning Districts (RS, RD-1, RD-2, RA-1, MH)

**Principal Use:** Permitted:  
(160.072) Dwelling, Single-family Detached

**Accessory Use:** Permitted Special:  
(160.073) Home Occupations • Family Day Care  
Accessory Dwelling Units—Detached  
Residential Accessory Buildings  
**Conditional Use:**  
Bed and Breakfast

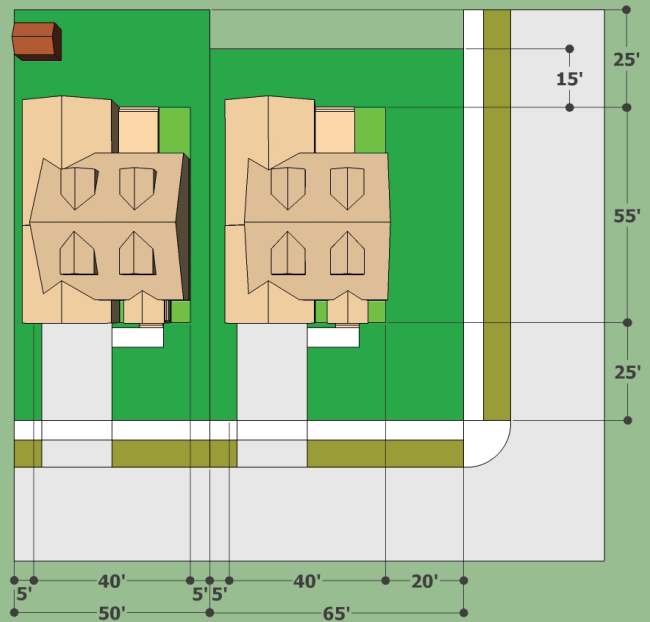
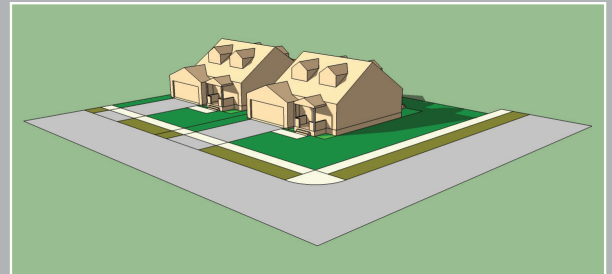
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.074 for complete info

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 25 ft **Required front yard may be 20 ft on corners**  
**Side Yard:** 5 ft  
**Rear Yard:** 25 ft **15 ft on corner lots**  
**Lot Frontage:** 50 ft **65 ft on corner lots**  
**Height:** 35 ft  
**Lot Size:** 5,000 sq ft minimum



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping alternatives (160.594 et al.)

# Zoning Form: DD3—Detached Dwelling—Traditional (160.080 et al.)

## Allowed Zoning Districts (RT-1, RT-2)

**Principal Use:** Permitted:  
(160.082) Dwelling, Single-family Detached

**Accessory Use:** Permitted Special:  
(160.083) Home Occupations • Family Day Care  
Accessory Dwelling Units—Detached  
Residential Accessory Buildings  
**Conditional Use:**  
Bed and Breakfast

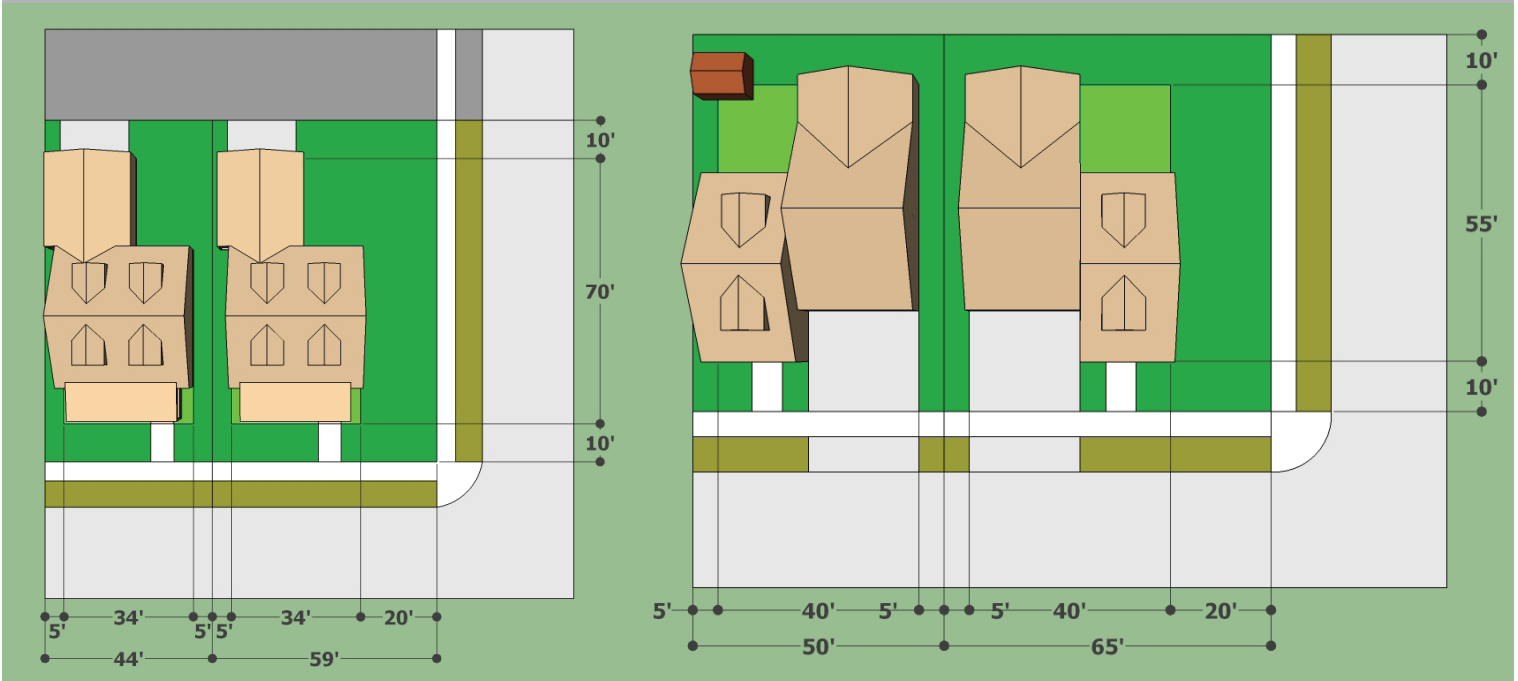
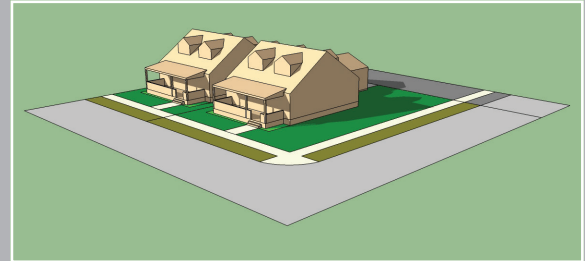
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.084 for complete info

See 160.505 et al. "Additional Yard Regulations" for more info

- Front Yard:** 20 ft **10 ft when front entry garage is recessed 10 more ft**  
**On a corner lot, the two front yards must equal 30 ft**
- Side Yard:** 5 ft **One side yard may be reduced to 2 ft by Board of Adjustment** (160.672)
- Rear Yard:** 10 ft
- Lot Frontage:** 25 ft
- Height:** 35 ft



**Back Driveway Example**—Driveway must come off alley to garage.

**Front Driveway Example**—Must have recessed garage.

### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** For buffer yard and landscaping (160.594 et al.)



# Zoning Form: DD4—Detached Dwelling—Historic Preservation (160.090 et al.)

## Allowed Zoning Districts (RHP)

**Principal Use:** Permitted:  
(160.092) Dwelling, Single-family Detached

**Accessory Use:** Permitted Special:  
(160.093) Home Occupations • Family Day Care  
Accessory Dwelling Units—Detached  
Residential Accessory Buildings  
**Conditional Use:**  
Bed and Breakfast

Scroll to the top to find more information in the Zoning Interface.

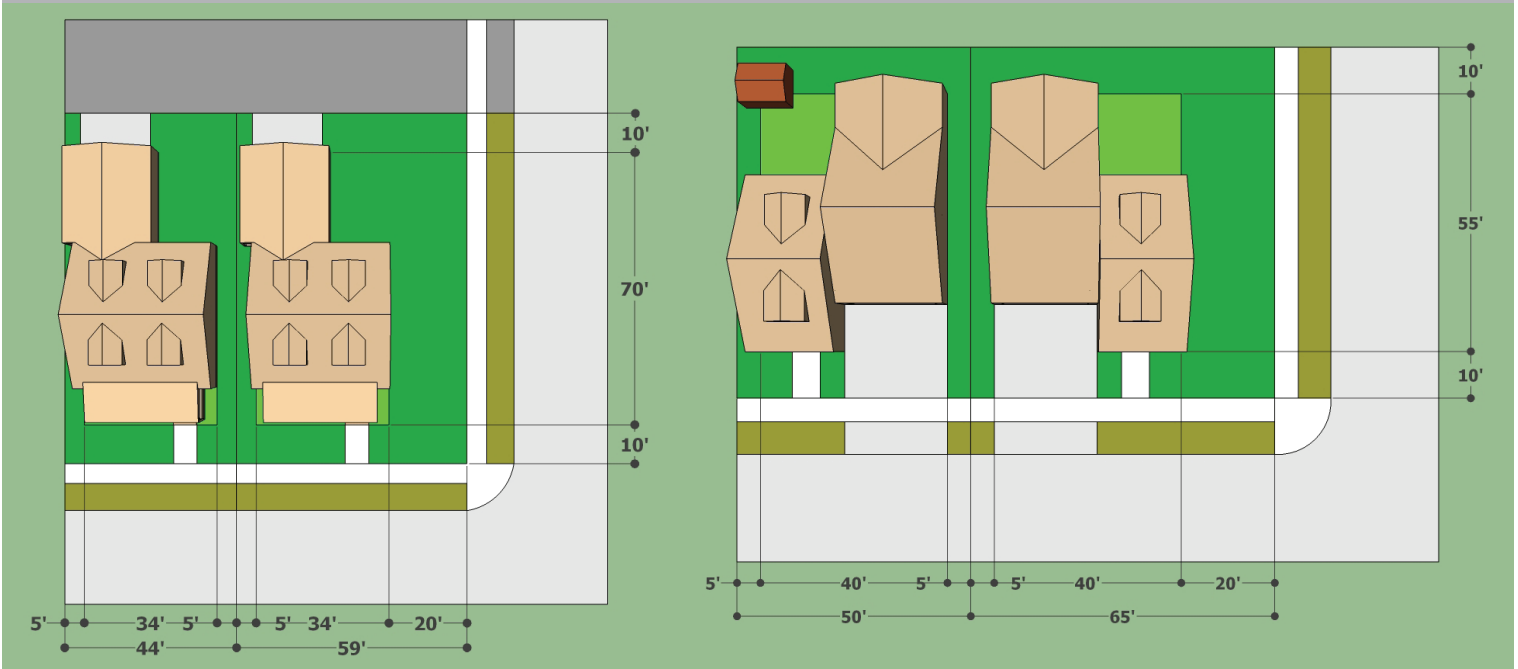
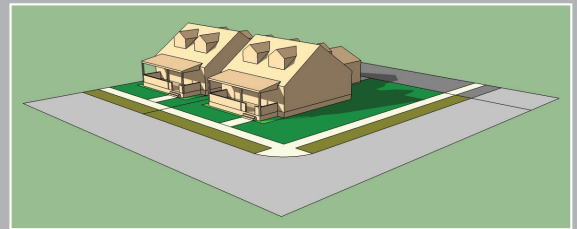
### Bulk Regulations

See 160.094 for complete info

See 160.505 et al. "Additional Yard Regulations" for more info

Before building into any yard beyond the existing footprint, the owner must first adhere to the standards of 160.090 et al.

- Front Yard:** 20 ft **10 ft when front entry garage is recessed 10 more ft**  
**On a corner lot, the two front yards must equal 30 ft**
- Side Yard:** 5 ft **One side yard may be reduced to 2 ft in certain circumstances** (160.672)
- Rear Yard:** 10 ft
- Lot Frontage:** 25 ft
- Height:** 35 ft



**Back Driveway Example**—Driveway must come off alley to garage.

**Front Driveway Example**—Must have recessed garage.

### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** For buffer yard and landscaping (160.594 et al.)



# Zoning Form: DD5—Detached Dwelling—Older Manufactured Home (160.100 et al.)

## Allowed Zoning Districts (MH)

**Principal Use:** **Permitted:**  
(160.102) Manufactured Home  
**Permitted Special:**  
Licensed Manufactured Home Park before 1970

**Accessory Use:** **Permitted Special:**  
(160.103) Home Occupations • Family Day Care  
Residential Accessory Building

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.104 for complete bulk regulations

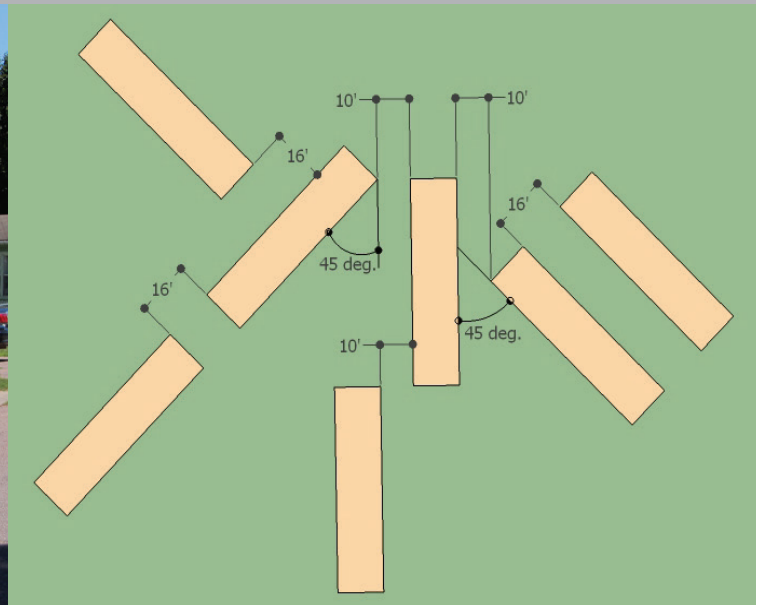
See 160.505 et al. "Additional Yard Regulations" for more info

All parks established before 1950 shall maintain yards the same as the park layout plan on file.

**Distance Between:** 16 ft except the distance between homes can be 10 ft when it meets the angles per the spacing chart below

**Height:** 35 ft

**Yard Exceptions:** (See Chart A below)\*



\*Older Manufactured Home Park Spacing Chart (Chart A)

### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 15 ft at edge of park adjacent to DD1, DD2, DD3, and DD4  
10 ft at edge of park adjacent to highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping alternatives (160.594 et al.)



# Zoning Form: DD6—Detached Dwelling—Newer Manufactured Home (160.110 et al.)

## Allowed Zoning Districts (MH)

**Principal Use:** Permitted:  
(160.112) Manufactured Home

**Permitted Special:**  
Licensed Manufactured Home Park  
*\*Permissible Spacing for Licensed Manufactured Home Parks  
Established after March 26, 1970.*

**Accessory Use:** Permitted Special:  
(160.113) Home Occupations • Family Day Care  
Residential Accessory Buildings

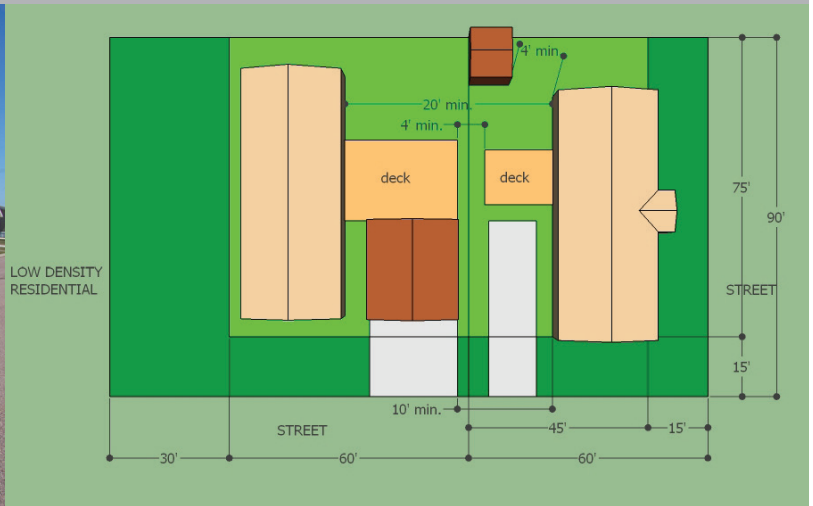
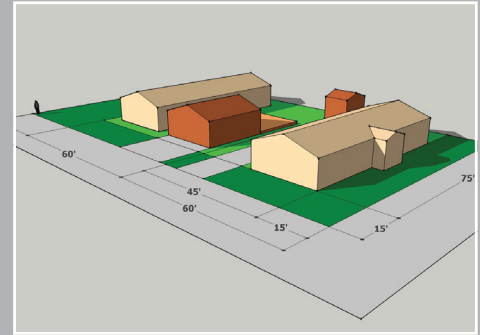
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.114 for complete bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

- Front Yard:** 15 ft to street **20 ft to street for garages**
- Side Yard:** 20 ft between homes
- Rear Yard:** 20 ft between homes
- Height:** 35 ft
- Yard Exceptions:** Garage, canopy, accessory building over 200 sq ft or carport  
10 ft to home (see Chart B below)
- Deck:** 4 ft from any manufactured home and enclosed vestibule accessory bldg  
under 200 sq ft



\*Manufactured Home Park Spacing Chart (Chart B)

### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 30 ft at edge of park adjacent to DD1, DD2, DD3, and DD4  
10 ft at edge of park adjacent to highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping alternatives (160.594 et al.)

# Zoning Form: DD7—Detached Dwelling— High Density (160.120 et al.)

## Allowed Zoning Districts (RCD Residential Cluster Development PUD)

**Principal Use:** Permitted:  
(160.122) Dwelling, Single-family Detached

**Accessory Use:** Permitted Special:  
(160.123) Home Occupations • Family Day Care • Off-Site Parking  
Accessory Dwelling Units • Residential Accessory Buildings  
**Conditional Use:**  
Bed and Breakfast

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.124 for complete bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

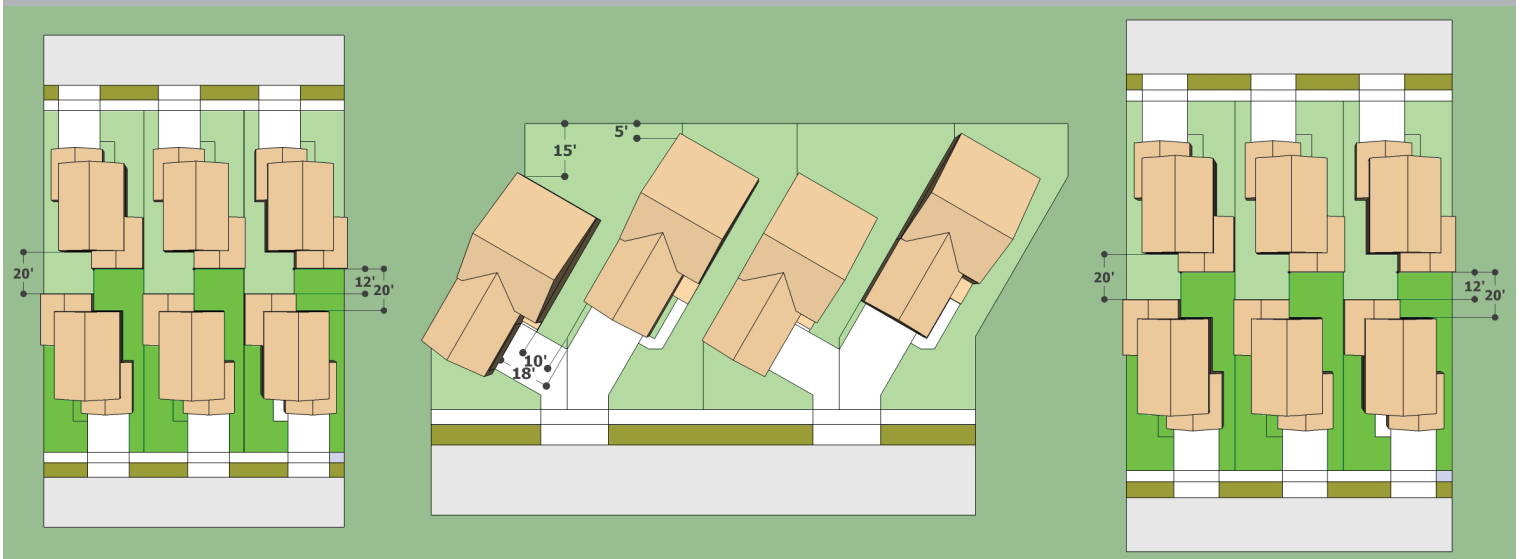
**Front Yard:** 10 ft average—20 ft available with driveway

**Side Yard:** 0 ft on one side—5 ft on opposite side

**Rear Yard:** 10 ft average—20 ft with driveway

**Height:** 35 ft

**Lot Frontage:** 25 ft



Interlot Option

Z-lot Option

Zipper Lot Option

### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to highways  
15 ft total adjacent to DD1, DD2, DD3, and DD4 (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping alternatives (160.594 et al.)



# Zoning Form: AD1—Attached Dwelling—Suburban Twin Home/Duplex (160.130 et al.)

## Allowed Zoning Districts (RD-1, RD-2, RA-1, RA-2, S-3, LW)

**Principal Use:** Permitted:  
(160.132) Dwelling, Twin Home/Duplex

**Accessory Use:** Permitted Special:  
(160.133) Home Occupations • Family Day Care • Off-Site Parking  
Residential Accessory Buildings

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.134 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

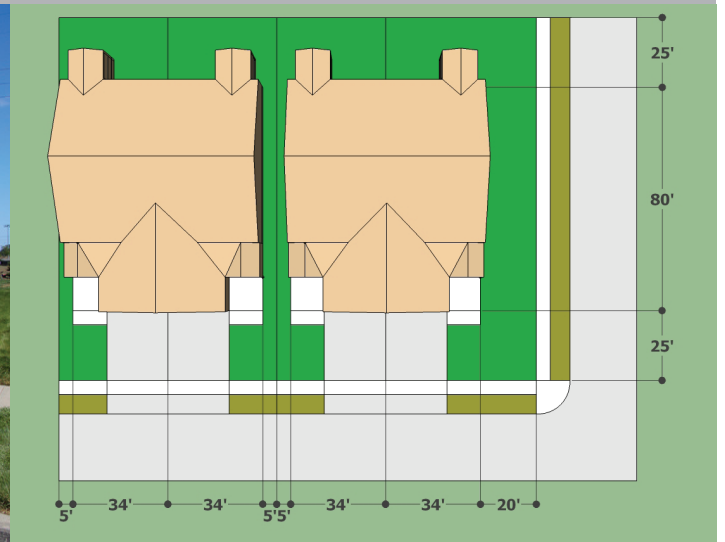
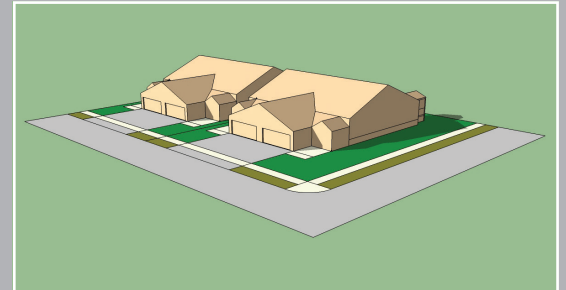
**Front Yard:** 25 ft **Required front yard may be 20 ft on corners**

**Side Yard:** 5 ft **On nonparty wall side**

**Rear Yard:** 25 ft **15 ft on corners**

**Height:** 35 ft

**Lot Frontage:** 25 ft



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to designated highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping alternatives (160.594 et al.)

# Zoning Form: AD2—Attached Dwelling—Suburban 4-Unit Townhome (160.140 et al.)

## Allowed Zoning Districts (RD-1, RD-2, RA-1, RA-2, LW, S-2, PO-PUD)

**Principal Use:** **Permitted:**  
(160.142) Dwelling, Townhouse 3–4 units in RD-1 Districts

**Permitted Special:**  
Dwelling, Townhouse 3–4 units in RD-2, RA-1, RA-2, LW, S-2, and PO-PUD

**Accessory Use:** **Permitted Special:**  
(160.143) Home Occupation • Family Day Care • Off-Site Parking  
Residential Accessory Buildings

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.144 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 25 ft **20 ft on corners**

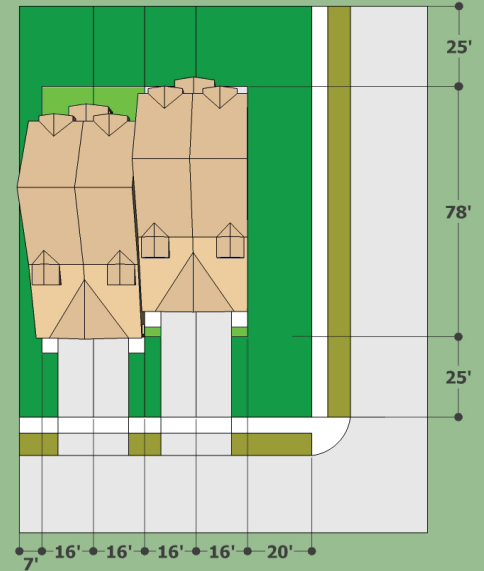
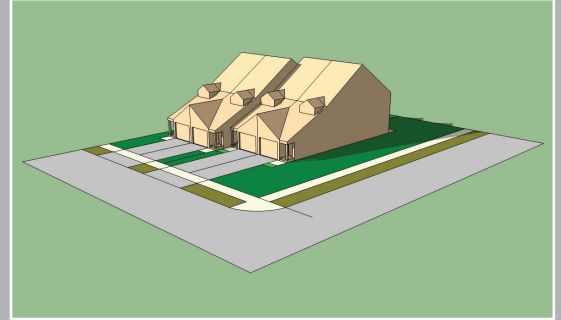
**Side Yard:** 7 ft on the non party wall side  
0 ft on the party wall side

**Rear Yard:** 25 ft **15 ft on corners**

**Height:** 35 ft

**Lot Frontage:** 16 ft

**Unit Limit:** 3–4 units per structure



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces per unit (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping alternatives (160.594 et al.)

# Zoning Form: AD3—Attached Dwelling—Suburban 8-Unit Townhome (160.150 et al.)

## Allowed Zoning Districts (RD-2, RA-1, RA-2, LW, S-2, PO-PUD)

**Principal Use:** Permitted:  
(160.152) Dwelling Townhome 5–8 attached units

**Accessory Use:** Permitted Special:  
(160.153) Home Occupations • Family Day Care • Off-Site Parking  
Residential Accessory Buildings

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.154 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 25 ft **On corners, one front yard can be 15 ft**

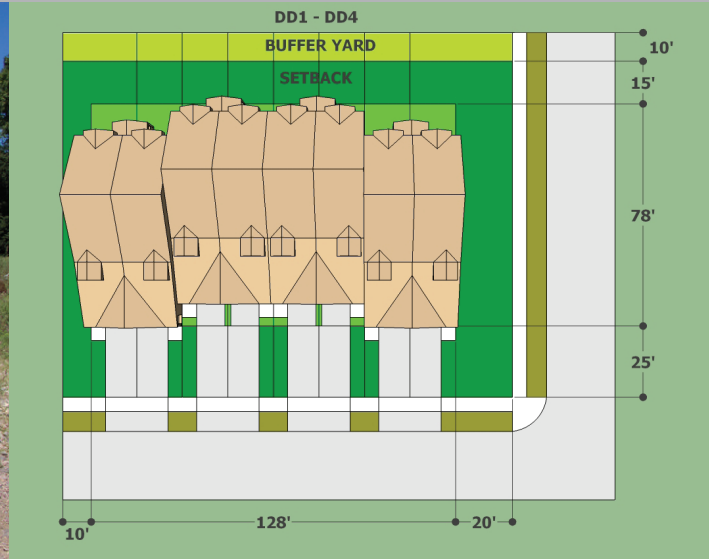
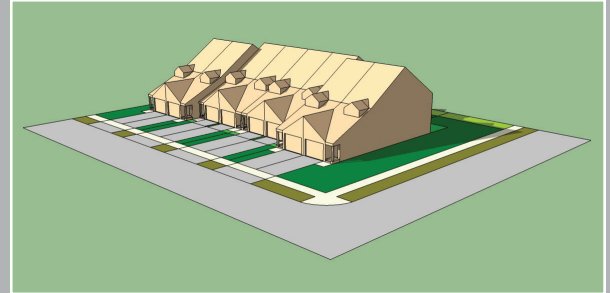
**Side Yard:** 7 ft on the non party wall side  
0 ft on the party wall side

**Rear Yard:** 25 ft **15 ft on corners**

**Height:** 35 ft

**Lot Frontage:** 16 ft

**Unit Limit:** 5–8 attached units per structure



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to DD1, DD2, DD3, and DD4  
10 ft total adjacent to highways (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces per unit (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping alternatives (160.594 et al.)

# Zoning Form: AD4—Attached Dwelling—Traditional 8-Unit Townhome (160.160 et al.)

## Allowed Zoning Districts (RT-2, S-2, PO-PUD)

**Principal Use: Permitted:**  
 (160.162) Dwelling, Twinhome/Duplex  
 Dwelling, Townhome 3–8 units  
 Dwelling, Converted Single-Family 2–8 units

**Accessory Use: Permitted Special:**  
 (160.163) Home Occupations • Family Day Care • Off-Site Parking  
 Residential Accessory Buildings

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.164 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 20 ft **May reduce to 10 ft when garage is recessed 10 ft back from front of house**

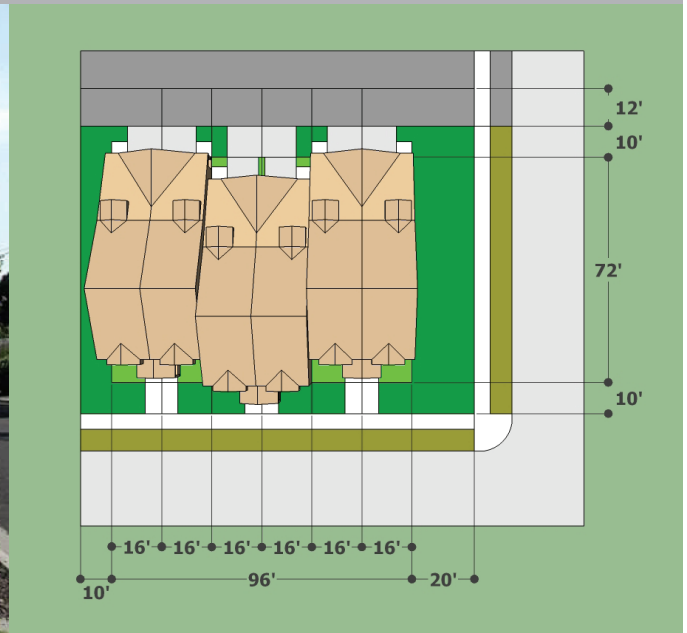
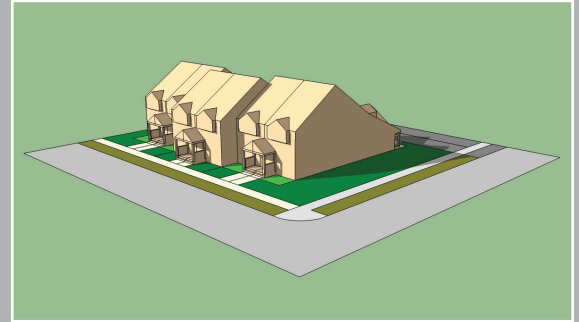
**Side Yard:** 5 ft on the non party wall side

**Rear Yard:** 10 ft

**Height:** 35 ft

**Lot Frontage:** N/A

**Unit Limit:** No more than 8 units per structure



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft adjacent to DD1, DD2, DD3, and DD4  
 10 ft adjacent to a highway (160.488)

**Signage:** 1 sq ft wall sign (160.570 et al.)

**Parking:** 2 on-site spaces per unit (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Fence:** 6 ft allowed except in front yard (160.480 et al.)

**Alternative Site Plans:** Allowed for buffer yard and landscaping (160.594 et al.)

# Zoning Form: MD1—Multiple Dwelling—Small (160.170 et al.)

## Allowed Zoning Districts (RA-1, RA-2, RA-2, LW, S-2, PO-PUD)

**Principal Use:** Permitted:  
(160.172) Dwelling, Multiple Family

**Accessory Use:** Permitted Special:  
(160.173) Home Occupations • Family Day Care • Off-Site Parking  
Residential Accessory Buildings

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.174 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 25 ft **On corners, one can be 20 ft**  
**15 ft if provide open space with Alternative Site Plan** (160.598)

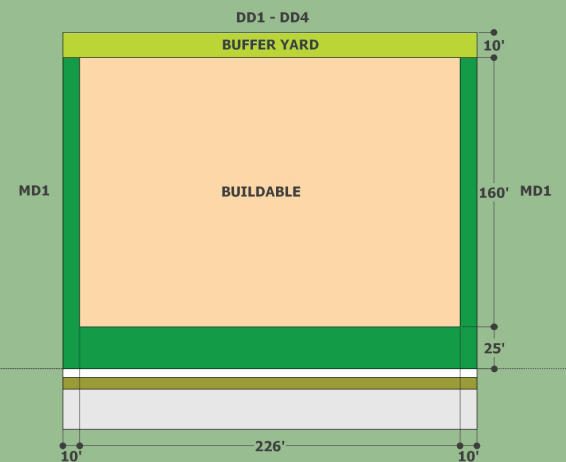
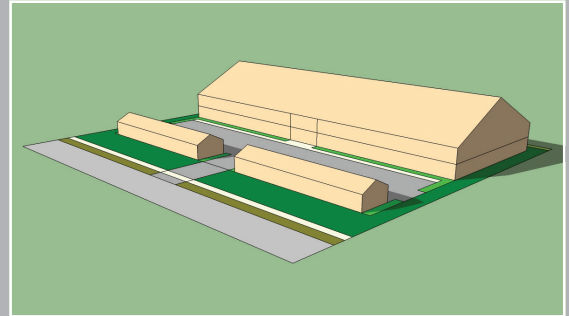
**Side Yard:** 10 ft

**Rear Yard:** 10 ft

**Height:** 2 stories and 35 ft

**Lot Frontage:** 25 ft

**Unit Limit:** No more than 24 units per structure



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 10 ft total adjacent to DD1, DD2, DD3, and DD4 (160.488)

**Signage:** 50 sq ft for wall or freestanding not to exceed 6 ft in height (160.570 et al.)

**Parking:** 1.5 spaces for 2 bedroom  
2 spaces for 3+ bedrooms  
0.75 spaces per unit for elderly (160.550 et al.)

**Landscaping:** 90% of all required front (and for all others) yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Fence:** Up to 4 ft fence allowed in front yard and up to 8 ft fence in other yards (160.480 et al.)  
Fences are in some cases required with buffer yards or outdoor screening

**Alternative Site Plans:** Allowed for buffer yard reduction and landscaping alternatives (160.594 et al.)

# Zoning Form: MD2—Multiple Dwelling—Medium (160.180 et al.)

## Allowed Zoning Districts (RA-2, RA-3, LW, S-2, PO-PUD)

**Principal Use:** Permitted:  
(160.182) Dwelling, Multiple-family

**Accessory Use:** Permitted Special:  
(160.183) Home Occupations • Family Day Care • Off-Site Parking  
Residential Accessory Buildings

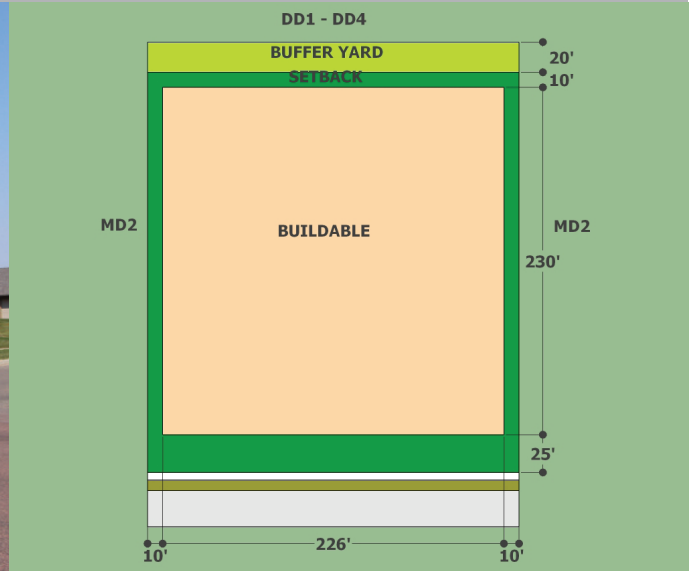
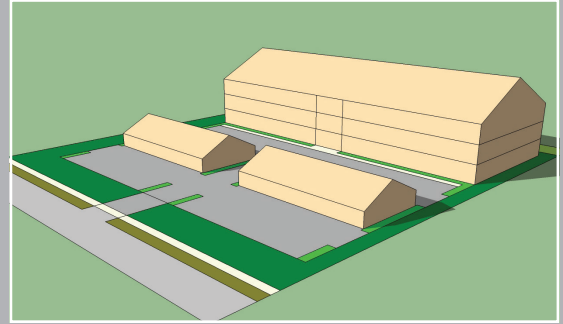
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.184 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

- Front Yard:** 25 ft **On corners, one can be 20 ft**  
15 ft if provide open space with Alternative Site Plan (160.598)
- Side Yard:** 10 ft **5 ft if provide open space with Alternative Site Plan** (160.598)
- Rear Yard:** 10 ft **5 ft if provide open space with Alternative Site Plan** (160.598)
- Height:** 3 stories and 45 ft
- Lot Frontage:** 25 ft
- Unit Limit:** No more than 48 units per structure



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 15 ft total adjacent to DD1, DD2, DD3, and DD4  
10 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway (160.488)

**Buffer Reduction:** (160.488)

**Signage:** 50 sq ft for wall or freestanding not to exceed 6 ft in height (160.570 et al.)

**Parking:** 1.5 spaces for 2 bedroom  
2 spaces for 3+ bedrooms  
0.75 spaces per unit for elderly (160.550 et al.)

**Landscaping:** 90% of all required front yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Fence:** Up to 4 ft fence allowed in front yard and up to 8 ft fence in other yards (160.480 et al.)  
Fences are in some cases required with buffer yards or outdoor screening

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for common open space, buffer yard reduction, landscaping alternatives, and parking reduction (160.594 et al.)



# Zoning Form: MD3—Multiple Dwelling—Large (160.190 et al.)

## Allowed Zoning Districts (RA-3)

**Principal Use:** Permitted:  
(160.192) Dwelling, Multiple-family

**Accessory Use:** Permitted Special:  
(160.193) Home Occupations • Family Day Care • Off-Site Parking  
Residential Accessory Buildings

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.194 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 25 ft **15 ft if with common open space with Alternative Site Plan** (160.594)

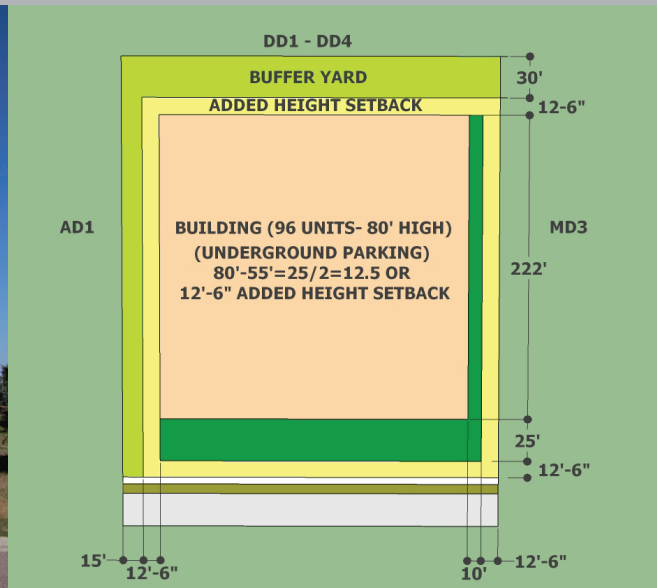
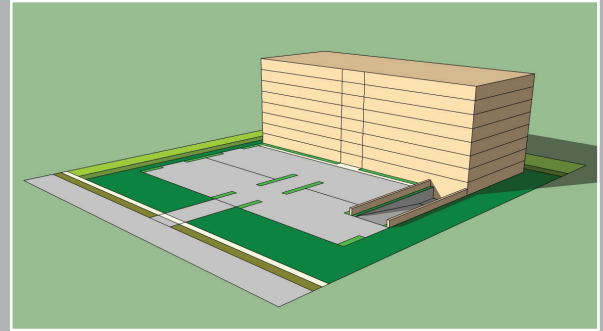
**Side Yard:** 10 ft **5 ft if with common open space with Alternative Site Plan** (160.594)

**Rear Yard:** 10 ft **5 ft if with common open space with Alternative Site Plan** (160.594)

**Height:** No limit except no more than 3 stories adjacent to DD and AD forms  
**1 additional ft of setback for every 2 ft of height above 55 ft in height to 20 ft additional setback max**

**Lot Frontage:** 25 ft

**Unit Limit:** No limit other than fire and building codes



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 30 ft total adjacent to DD1, DD2, DD3, and DD4  
15 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
Parking lots or accessory use adjacent to highways (160.488)

**Buffer Reduction:** (160.488)

**Signage:** 50 sq ft for wall or freestanding not to exceed 6 ft in height (160.570 et al.)

**Parking:** 1.5 spaces for 2 bedroom  
2 spaces for 3+ bedrooms  
0.75 spaces per unit for elderly (160.550 et al.)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Fence:** Up to 4 ft fence allowed in front yard and up to 8 ft fence in other yards (160.480 et al.)  
Fences are in some cases required with buffer yards or outdoor screening

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, and parking reduction (160.594 et al.)

# Zoning Form: NF1—Neighborhood Facilities (160.200 et al.)

**Allowed Zoning Districts (RS, RT-1, RT-2, RD-1, RD-2, MH, RA-1, RA-2, RA-3, RCD-PUD, O, S-1, S-2, LW, PO-PUD)**

**Principal Use:** **Permitted:**  
(160.202) Neighborhood Park  
**Permitted Special:**  
Elementary Schools • Places of Worship  
Public Service Facilities • Recreational Facilities—Subdivision

**Accessory Use:** **Permitted Special:**  
(160.203) Dwellings for Religious Orders (accessory to places of worship)  
Off-Site Parking

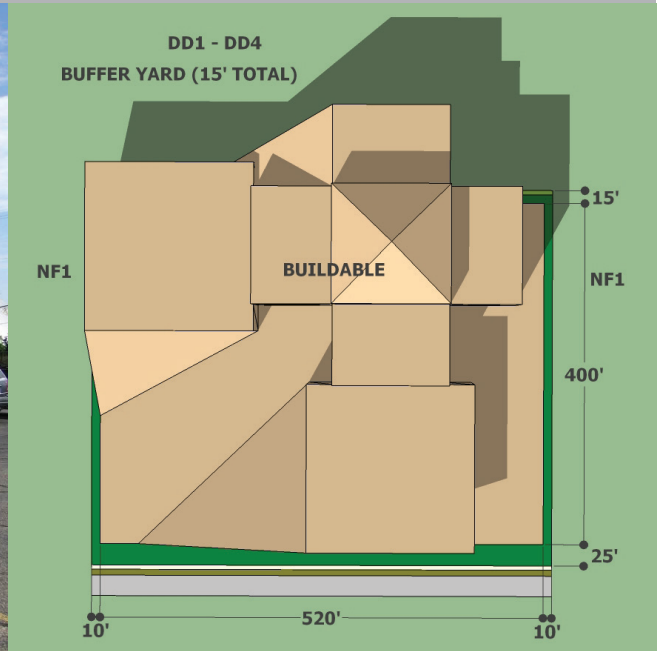
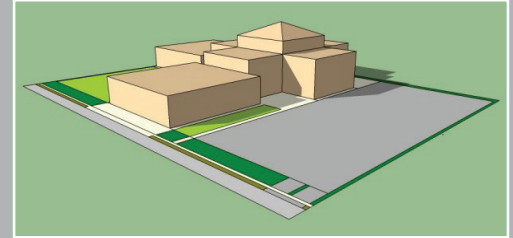
Scroll to the top to find more information in the Zoning Interface.

## Bulk Regulations

See 160.204 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 25 ft **On corners, one front yard can be 20 ft**  
**Side Yard:** 10 ft  
**Rear Yard:** 10 ft  
**Height:** 35 ft or 2 stories  
**Size Limit:** Comply with fire and building codes



## Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 15 ft total adjacent to DD1, DD2, DD3, and DD4 (160.488)

**Buffer Reduction:** 5 ft reduction when parking adjacent (160.488)

**Signage:** 50 sq ft for wall or freestanding not to exceed 6 ft in height (160.570 et al.)

**Parking:** Places of Worship—1 space for each 4 persons in sanctuary  
Elementary School—10 spaces plus 1 space for each staff member (160.550 et al.)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 200 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, and parking reduction (160.594 et al.)

# Zoning Form: NF2—Neighborhood Residential Facilities (160.210 et al.)

## Allowed Zoning Districts (RD-2, RT-2, RA-1, RA-2, RA-3, S-1, S-2, O, LW, PO-PUD)

**Principal Use:** Permitted:  
(160.212) Community Residential Home • Nursing Home  
Assisted Living Center

**Accessory Use:** Permitted Special:  
(160.213) Any building or use that's subordinate to any principal use  
Off-Site Parking

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.214 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

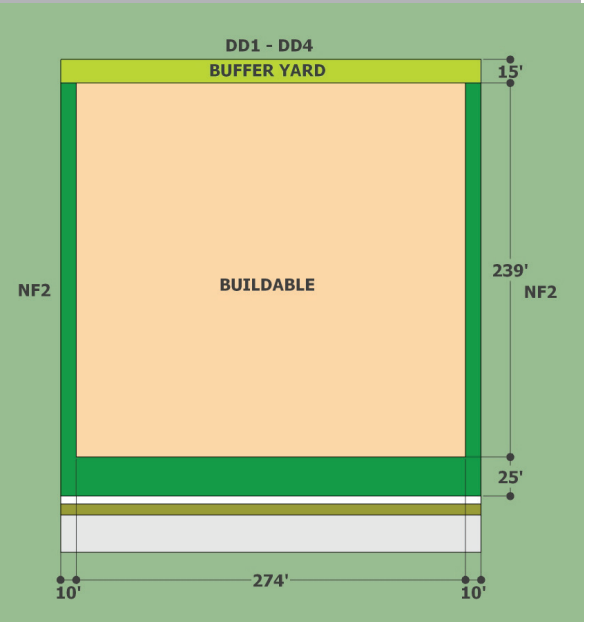
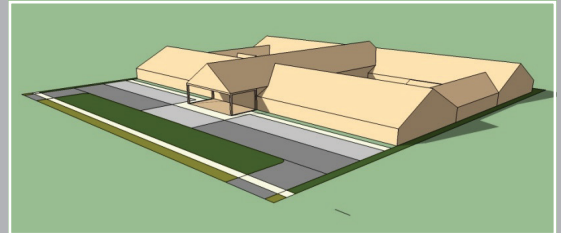
**Front Yard:** 25 ft **On corners, one front yard can be 20 ft**  
**15 ft with common open space through Alternative Site Plan**

**Side Yard:** 10 ft

**Rear Yard:** 10 ft

**Height:** 35 ft or 2 stories

**Size Limit:** Comply with fire and building codes



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 15 ft total adjacent (Level B) to DD1, DD2, DD3, and DD4  
10 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway (160.488)

**Buffer Reduction:** 5 ft reduction when parking adjacent (for Level B buffer yards) (160.488)

**Signage:** 50 sq ft for wall or freestanding not to exceed 6 ft in height (160.570 et al.)

**Parking:** 1 parking space for each employee or volunteer on the max shift plus 1 space for each bedroom (160.550 et al.)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 200 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, and parking reduction (160.594 et al.)

# Zoning Form: BCF1—Business and Community Facilities—Small (160.220 et al.)

## Allowed Zoning Districts (O, LW, I-1, S-1, S-2, PO-PUD)

**Principal Use:** (160.222)  
**Permitted Special:**  
 Office • College, University, Post High School  
 Elementary School • Dwellings Above the First Story  
 Recreational Facility—Private • Middle/High School  
 Day Care Center • Residential-Compatible Self-Storage  
 Funeral Establishment • Mortuary • Cultural Facility  
 Research Facility

**Accessory Use:** (160.223)  
**Permitted Special:**  
 Accessory Alcohol • Drive-through Service Window  
 Accessory Living Unit • Off-Site Parking

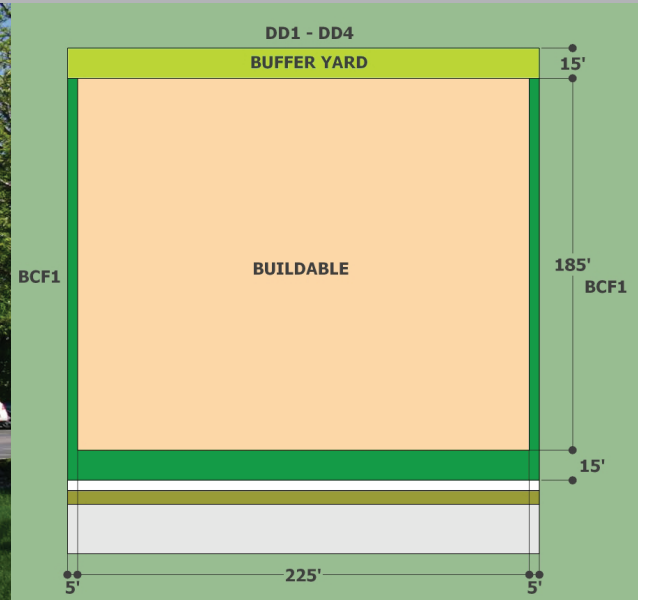
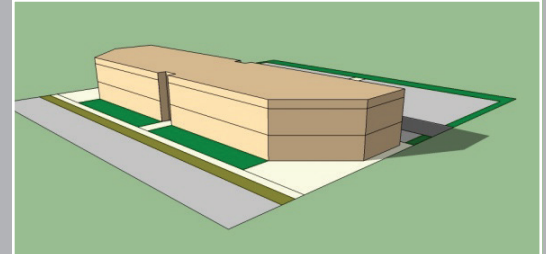
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.224 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 15 ft  
**Side Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** A maximum of 2 stories and no more than 35 feet  
**Size Limit:** 40,000 sq ft—1 story; 60,000 sq ft—2 stories



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 15 ft total adjacent (Level B) to DD1, DD2, DD3, and DD4  
 10 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, Greenway, MD1, and MD2 (160.488)

**Buffer Reduction:** 5 ft reduction for Level B when parking adjacent (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of street or building frontage  
 Freestanding—40 sq ft and 8 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 space for each 300 sq ft of floor area except for schools (160.550 et al.)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
 Parking lot layout and dimensions approved per Engineering Design Standards  
 Parking lots shall generally be hard surfaced  
 Divide parking lots with more than 200 spaces  
 Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

# Zoning Form: BCF2—Business and Community Facilities—Community Service (160.230 et al.)

## Allowed Zoning Districts (S-1, S-2, I-1, I-2)

**Principal Use:** **Permitted:**  
(160.232)  
Halfway House • Temporary Emergency Shelter  
Human Services Facility • Detention Facility  
1. 1,000 ft to any K-8 school, park, day care, or residential area.  
2. An approved security management plan.

**Accessory Use:** **Permitted Special:**  
(160.233)  
Off-Site Parking

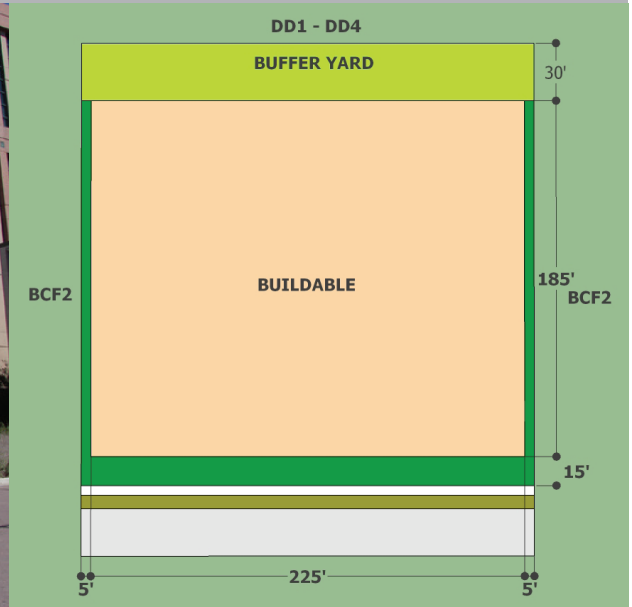
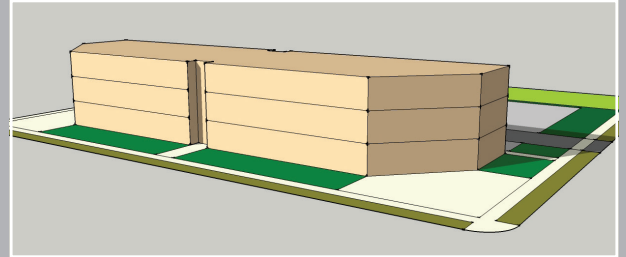
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.234 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 15 ft  
**Side Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** 45 ft and 3 stories  
**Size Limit:** Unlimited



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 30 ft total adjacent to DD1, DD2, DD3, and DD4  
15 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
10 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of street or building frontage  
Freestanding—40 sq ft and 8 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 space for each employee or volunteer on the max shift plus 1 space for each bedroom (160.550 et al.)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 200 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, and parking reduction (160.594)

# Zoning Form: BCF3—Business and Community Facilities—Large (160.240 et al.)

## Allowed Zoning Districts (S-1, S-2, LW, I-1, I-2)

**Principal Use: Permitted:**  
(160.242) Office • Hospital • Research Facility • Cultural Facility  
College, University, Post High School • Places of Worship  
Middle/High School, Elementary • Recreation Facility—Private  
Public Service Facility • Dwelling(s) Above the First Story

**Permitted Special:**  
Public Assembly Facility • Day Care Center  
Funeral Establishment and Mortuary  
Residential-compatible Self-Storage • Hotel/Motel

**Accessory Use: Permitted Special:**  
(160.243) Heliport • Drive-through Service Window • Parking Ramps  
Accessory Alcohol • Off-Site Parking

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.244 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 20 ft **15 ft if provide open space with Alternative Site Plan** (160.598)

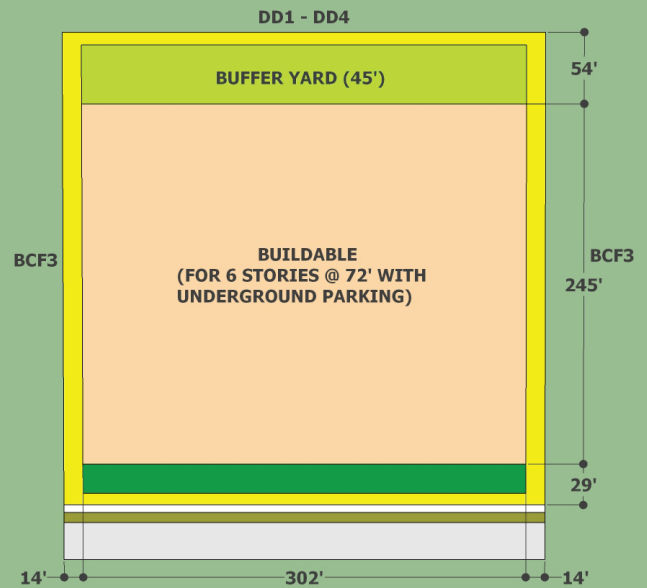
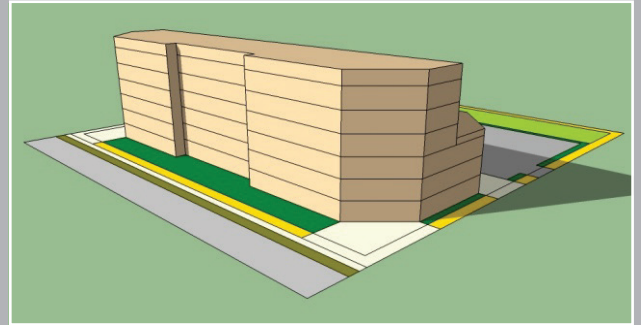
**Side Yard:** 0 ft

**Rear Yard:** 0 ft

**Height:** No limit except limit to 45 ft and 3 stories when adjacent to DD and AD forms

**1 additional ft of buffer for every 2 ft of height above 55 ft in height to 20 ft additional setback max**

**Size Limit:** No limit



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 45 ft total adjacent to DD1, DD2, DD3, and DD4  
30 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
15 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of street or building frontage  
Freestanding—40 sq ft and 8 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 parking space for every 0.75 employee on the maximum shift except for hospitals, schools, and college/universities (160.550)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, and parking reduction (160.594)

# Zoning Form: BCF4—Business and Community Facilities—Open Space (160.250 et al.)

## Allowed Zoning Districts (CN, REC)

**Principal Use:** **Permitted:**  
(160.252) Cultural Facility • Public Recreation Facility • Fairgrounds  
**Permitted Special:**  
Club House

**Accessory Use:** **Permitted Special:**  
(160.253) Drive-through Service Window • Off-Site Parking

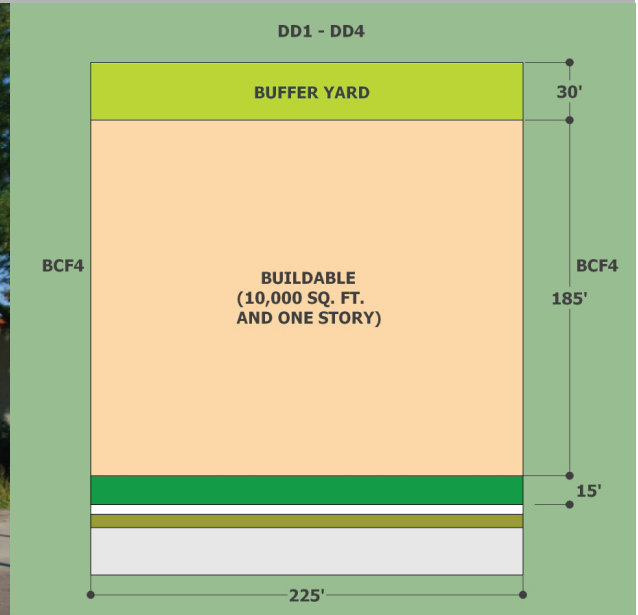
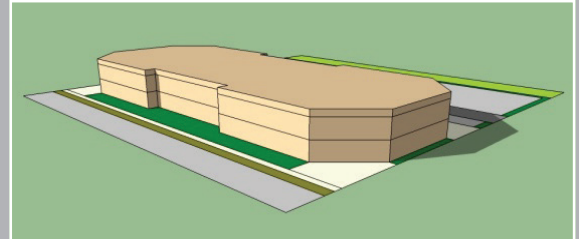
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.254 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 15 ft **if on corner lot two front yard**  
**Side Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** 35 ft and 2 stories  
**Size Limit:** No limit



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 45 ft total Type D when over 15,000 sq ft and 1 story; or over 30,000 sq ft and 2 stories  
30 ft total adjacent to DD1, DD2, DD3, and DD4  
15 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
10 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of street or building frontage  
Freestanding—40 sq ft and 6 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 parking space for every 300 sq ft of floor area (160.550)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 200 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, and parking reduction (160.594)

# Zoning Form: RE1—Limited Retail Employment (160.260 et al.)

## Allowed Zoning Districts (C-1, S-1, S-2, O, LW, I-2)

**Principal Use:** **Permitted:**  
(160.262) Office • Places of Worship

**Permitted Special:**  
Limited Retail and Services

- Hours limited to: Sunday–Thursday, 6 a.m. to 10 p.m.; and on weekends Friday–Saturday, 6 a.m. to 11 p.m.
- Drive-through facilities and car washes prohibited.
- Outdoor speakers prohibited.

**Accessory Use:** **Permitted Special:**  
(160.263) Accessory Alcohol • Accessory Retail Warehouse or Processing  
Accessory Food Product Manufacturing  
Drive-through Service Window

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

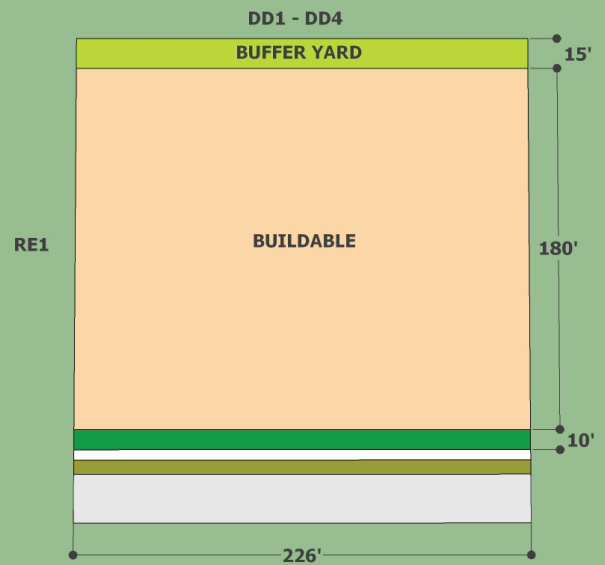
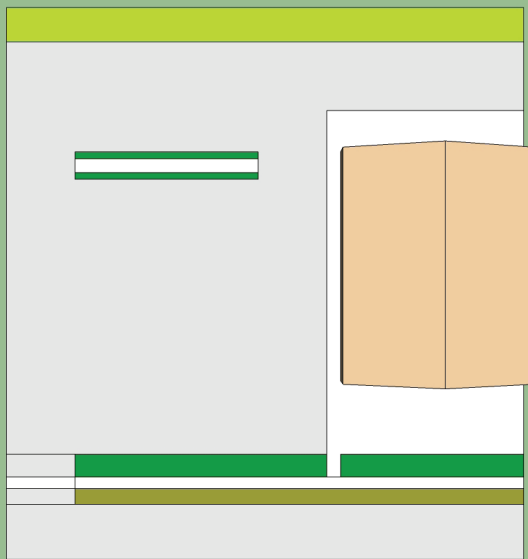
See 160.264 for all bulk regulations

See 160.505 et al. “Additional Yard Regulations” for more info

**Front Yard:** 10 ft  
**Side Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** 25 ft and 2 stories  
**Size Limit:** Building no more than 4,000 sq ft or 13 parking stalls

### What is limited retail and services?

Neighborhood Friendly and small in scale that includes all general retail and services except a day labor agency, exterminating shop, firearms dealer, memorial monuments, pawnshop, small engine repair, tattoo and body piercing parlor, adult use, tobacco shop, on-sale and off-sale alcohol, nightclub, hotel, bus passenger terminals, and reception hall.



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 15 ft total adjacent to DD1, DD2, DD3, and DD4

**Buffer Reduction:** 5 ft reduction when parking adjacent (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of street or building frontage  
Freestanding—40 sq ft and 8 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 parking space for every 200 sq ft of floor area (160.550)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 200 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, and parking reduction (160.594)



# Zoning Form: RE2—Streetcar Retail Employment (160.270 et al.)

## Allowed Zoning Districts (C-2, S-2, PO-PUD)

**Principal Use: Permitted:**  
(160.272) General Retail and Services • Places of Worship • Office  
Public Service Facility • Recreation Facility—Private  
Cultural Facilities • Dwelling(s) Above the First Story

**Permitted Special:**  
Motor Vehicle Retail and Services • Full-Service, Restaurant  
On-Sale Alcoholic Beverage Establishment • Day Care Center  
Off-Sale Alcoholic Beverage Establishment • Kennel  
Funeral Establishment and Mortuary

**Accessory Use: Permitted Special:**  
(160.273) Accessory Alcohol • Off-Site Parking • Accessory Living Unit  
Drive-through Service Window

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.274 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 10 ft \*5 ft with standards below

**Side Yard:** 0 ft

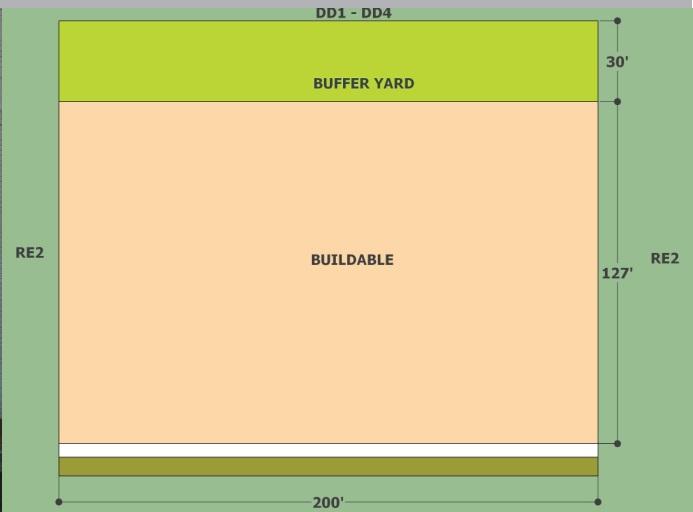
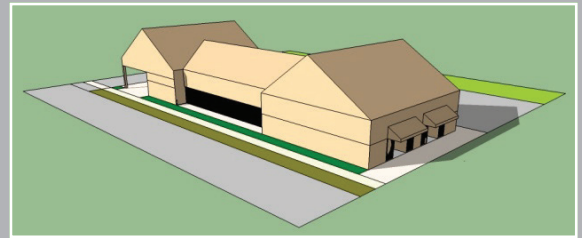
**Rear Yard:** 0 ft

**Height:** 35 ft and 2 stories

**Max Size:** Building no more than 25,000 sq ft or 167 parking stalls

\*5 ft if recessed doors, 30% of facade is windows and same amount of landscaping (160.274)

\*0 ft is possible with a streetcar alternative site plan (160.603)



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 30 ft total adjacent to DD1, DD2, DD3, and DD4  
15 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
10 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of street or building frontage  
Freestanding—40 sq ft and 8 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 parking space for every 300 sq ft of floor area except for specified uses—restaurants, car wash, etc. (160.550)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 200 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Specific Standards—included in RE2 form standards** (160.274)

**Orientation:** 35% of building abutting front yard setback

**Facade:** Front entrance or windows to street with articulation

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)

# Zoning Form: RE3—Parking-Oriented Retail Employment (160.280 et al.)

## Allowed Zoning Districts (C-2, C3, C-4, S-2, I-1, PO-PUD)

**Principal Use: Permitted:**  
(160.282) General Retail and Services • Places of Worship • Office  
Public Service Facility • Recreation Facility—Private  
Cultural Facilities • Dwelling(s) Above the First Story

**Permitted Special:**  
Motor Vehicle Retail and Services • Full-Service, Restaurant  
On-Sale Alcoholic Beverage Establishment • Day Care Center  
Off-Sale Alcoholic Beverage Establishment • Kennel  
Funeral Establishment and Mortuary • Self-Storage Facility  
Adult Use

**Accessory Use: Permitted Special:**  
(160.283) Accessory Alcohol • Off-Site Parking • Motor Vehicle Display  
Drive-through Service Window • Accessory Living Unit  
Accessory Outdoor • Retail Sales • Accessory Outdoor Storage

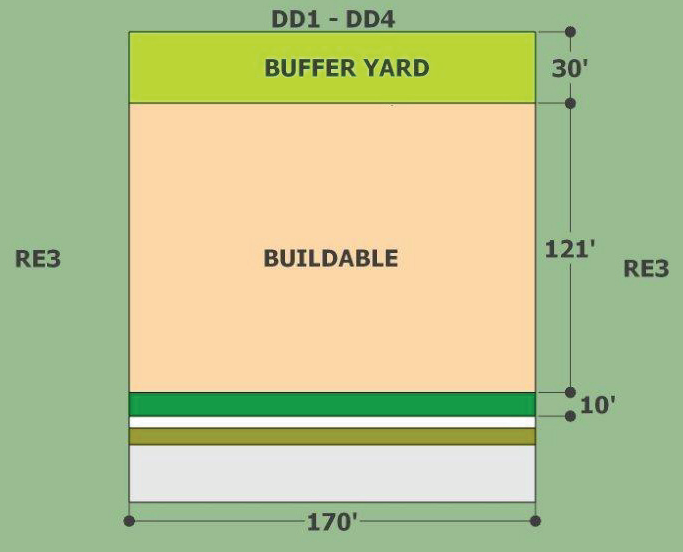
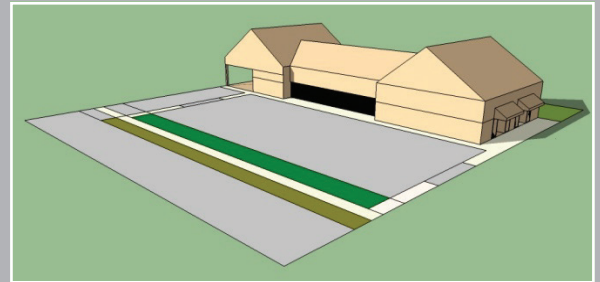
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.284 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 10 ft  
**Side Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** 35 ft and 2 stories  
**Max Size:** Building no more than 25,000 sq ft or 167 parking stalls  
**Lot Width:** N/A



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 30 ft total adjacent to DD1, DD2, DD3, and DD4  
15 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
10 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of street or building frontage  
Freestanding—40 sq ft and 8 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 parking space for every 300 sq ft of floor area except for specified uses—restaurants, car wash, etc. (160.550)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 200 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)

# Zoning Form: RE4—Community Retail Employment (160.290 et al.)

## Allowed Zoning Districts (C-3, C-4, PO-PUD)

**Principal Use: Permitted:**  
(160.292)  
General Retail and Services • Places of Worship • Office  
Public Service Facility • Recreation Facility—Private  
Cultural Facilities • Dwelling(s) Above the First Story

**Permitted Special:**  
Motor Vehicle Retail and Services • Full-Service Restaurant  
On-Sale Alcoholic Beverage Establishment • Day Care Center  
Off-Sale Alcoholic Beverage Establishment • Adult Use  
Funeral Establishment and Mortuary • Self-Storage Facility

**Accessory Use: Permitted Special:**  
(160.293)  
Accessory Alcohol • Off-Site Parking • Outdoor Retail Sales  
Motor Vehicle Display and Sales • Parking Ramps  
Drive-through Service Window • Outdoor Storage

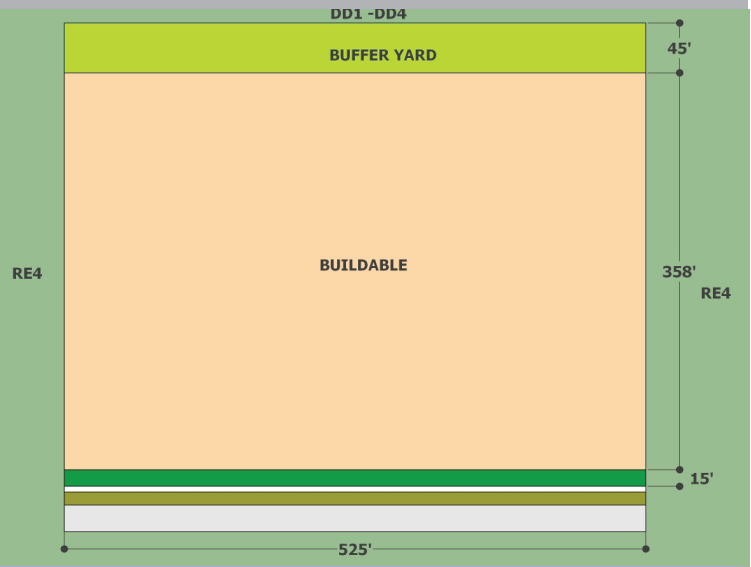
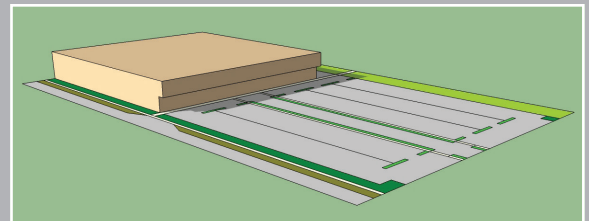
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.294 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 15 ft  
**Side Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** 60 ft and 4 stories except 45 ft except 3 stories adjacent to DD and AD forms  
**Max Size:** Building less than 75,000 sq ft or no more than 250 parking stalls  
**Lot Width:** N/A



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 45 ft total adjacent to DD1, DD2, DD3, and DD4  
30 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
15 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of street or building frontage  
Freestanding—40 sq ft and 8 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 parking space for every 300 sq ft of floor area except for specified uses—restaurants, car wash, etc. (160.550)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)

# Zoning Form: RE5—Regional Retail Employment (160.300 et al.)

## Allowed Zoning Districts (C-4)

**Principal Use: Permitted:**  
(160.302)  
General Retail and Services • Places of Worship • Office • Public Service Facility • Recreation Facility—Private Cultural Facilities • Dwelling(s) Above the First Story

**Permitted Special:**  
Motor Vehicle Retail and Services • Full-Service Restaurant On-Sale Alcoholic Beverage Establishment • Day Care Center Off-Sale Alcoholic Beverage Establishment • Adult Use Funeral Establishment and Mortuary • Self-Storage Facility

**Accessory Use: Permitted Special:**  
(160.303)  
Accessory Alcohol • Off-Site Parking • Outdoor Retail Sales Motor Vehicle Display and Sales • Parking Ramps Drive-through Service Window • Outdoor Storage

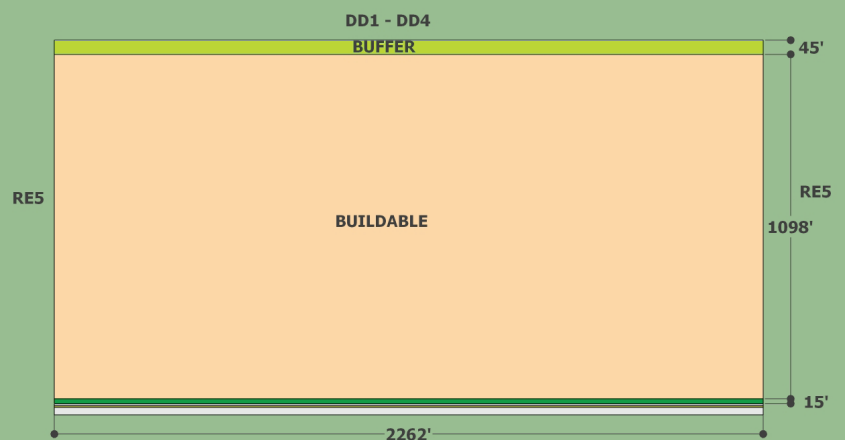
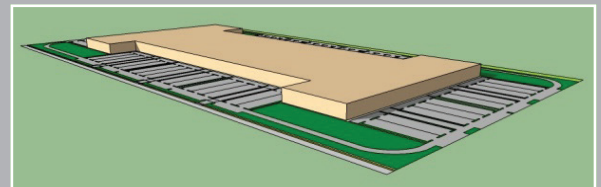
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.304 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 15 ft  
**Side Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** No limit except 45 ft and 3 stories when adjacent to DD and AD forms  
**Lot Width:** N/A



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 45 ft total adjacent to DD1, DD2, DD3, and DD4  
30 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
15 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Building—1 sq ft/1 lineal ft of street frontage or 2 sq ft/1 lineal ft of building frontage  
Freestanding—40 sq ft and 8 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 parking space for every 400 sq ft of floor area except for specified uses—restaurants, car wash, etc. (160.550)

**Landscaping:** 90% of all required yard setbacks and buffer yards (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)

# Zoning Form: RE6—Village Mixed-Use (160.310 et al.)

## Allowed Zoning Districts (Village PUD, Downtown PUD)

**Principal Use:** **Permitted:**  
(160.312) General Retail and Services • Places of Worship • Office  
Public Service Facility • Recreation Facility—Private  
Cultural Facilities • College or Post High School  
Dwelling(s) Above the First Story

**Permitted Special:**  
On-Sale Alcoholic Beverage Establishment • Live-Work units  
Off-Sale Alcoholic Beverage Establishment • Day Care Center  
Full-Service Restaurant • Funeral Establishment and Mortuary  
Commercial Parking Lot • Adult Use

**Conditional Use:**  
Assisted Living Including First Floor • Human Service Facility  
Dwelling—Multiple Family including First Floor  
Temporary or Emergency Shelter

**Accessory Use:** **Permitted Special:**  
(160.313) Accessory Alcohol • Off-Site Parking • Outdoor Retail Sales  
Drive-through Service Window • Parking Ramps  
Accessory Living Unit

Scroll to the top to find more information in the Zoning Interface.

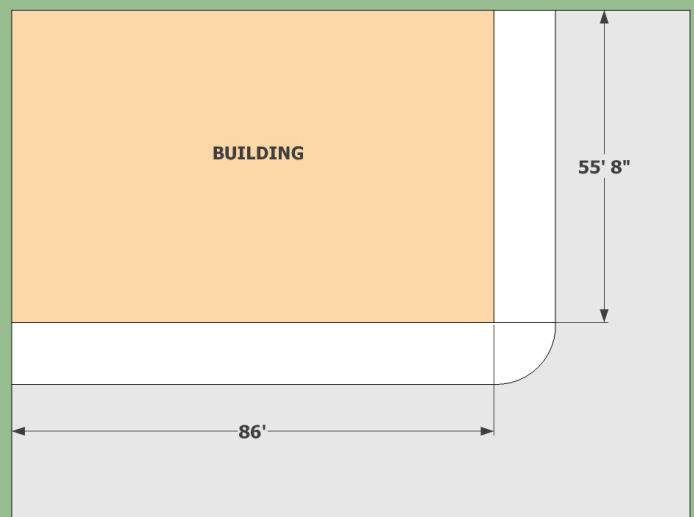
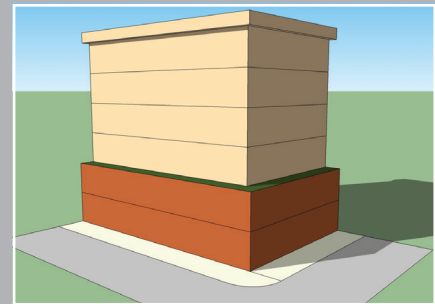
### Bulk Regulations

See 160.314 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

Setbacks may be consistent with existing building footprint or adjacent building's footprint

**Front Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** Unlimited  
**Max Size:** Unlimited  
**Lot Width:** N/A



Downtown and any Village PUD should construct master plans based on:

See Chapter 5-Section G of Shape Sioux Falls. For Downtown PUD, see PUD standards in 160.449. For Village Mixed Use PUD, see PUD standards in 160.450.

### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Signage:** Building—3 sq ft/1 lineal ft of street frontage  
Roof—32 sq ft no higher than 5 ft; no freestanding allowed (160.570 et al.)

**Parking:** Based on initial development plan and PUD standards  
Public parking areas may be counted toward standards (160.550)

**Landscaping:** Create at least one active and strategically located open space (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Parking lots located to the side or rear of buildings (160.556)

**Pedestrians:** Entrances need to be directly accessible without interruption from adjacent sidewalks or pathways (Chapter 5 Shape SF)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

# Zoning Form: WM1—Warehouse and Manufacturing—Light (160.320 et al.)

## Allowed Zoning Districts (I-1, I-2)

**Principal Use:** **Permitted Special:**  
(160.344) Light Manufacturing—Processing and Assembly, Light Warehouse and Freight Movement • Crematory • Campground

**Accessory Use:** **Permitted Special:**  
(160.345) Heliport • Off-Site Parking

**Light Warehouse and Freight Movement is:**

Uses generally have storage contained within a building and/or are not obnoxious with dust and noise such as: Recycling Collection, Contractors Shop, Wholesale Trade, Warehouse, Farm Implement Sales and Service, Semi-Truck Sales and Service, Bus and Truck Washes

**Light Manufacturing Process and Assembly is:**

Uses generally have all aspects of their process carried on within the building.

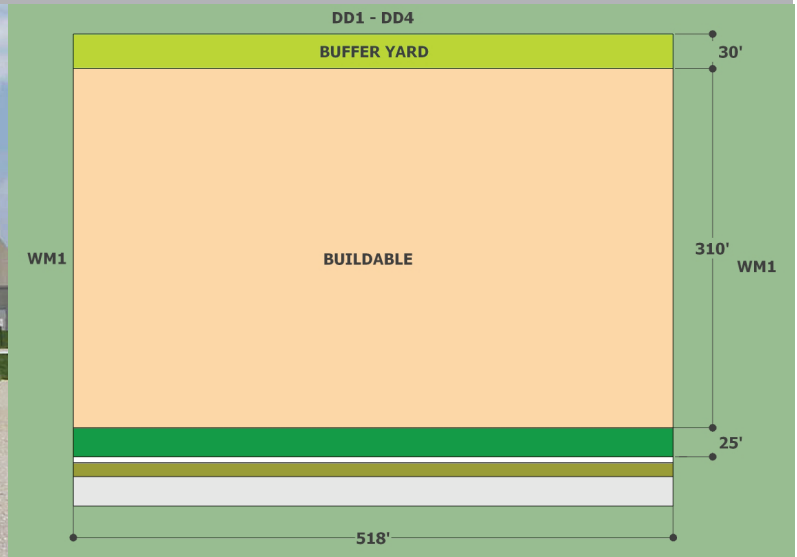
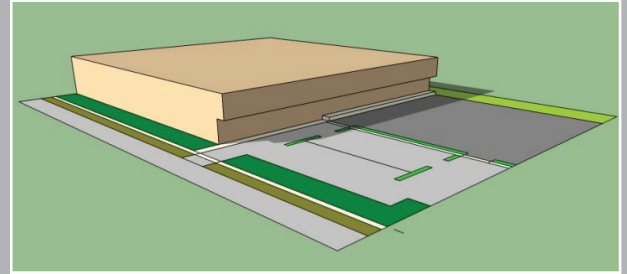
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.346 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

- Front Yard:** 25 ft
- Side Yard:** 0 ft
- Rear Yard:** 0 ft
- Height:** 45 ft for I-1  
55 ft for I-2
- Max Size:** No limit
- Lot Width:** N/A



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 30 ft total adjacent to DD1, DD2, DD3, and DD4  
30 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
15 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Wall—1 sq ft/3 lineal ft of street frontage and 1 sq ft/4 ft for 2nd front  
Freestanding—37 sq ft and 18 ft in height to 100 ft of frontage (160.570 et al.)

**Parking:** Warehouse and Freight Movement—1 per 1,500 sq ft of GFA  
Manuf., Process, and Assembly—1 per 1,500 sq ft of GFA or 0.75 for each employee on max. shift, whichever is greater (160.550)

**Landscaping:** 90% of required front yard setback (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)

# Zoning Form: WM2—Warehouse and Manufacturing—Heavy (160.330 et al.)

## Allowed Zoning Districts (I-2)

**Principal Use:** **Permitted Special:**  
(160.352) Heaving Manufacturing—Processing and Assembly, Heavy Warehouse and Freight Movement

**Accessory Use:** **Permitted Special:**  
(160.353) Heliport • Off-Site Parking

**Heavy Manufacturing Processing and Assembly Includes:**

Some aspects of process may be carried on outside or include some of these uses: Fruit and vegetable canning, Stockyard slaughter of animals, Grain processing, Asphalt concrete plant, Ready-mix concrete plant, Regulated medical waste facility

**Heavy Warehouse and Freight Movement Includes:**

Those uses that require additional mitigation due to dust and noise such as: Salvage operation, Solid waste transfer, Grain terminal, Junk yard, Tank farm, Truck terminal

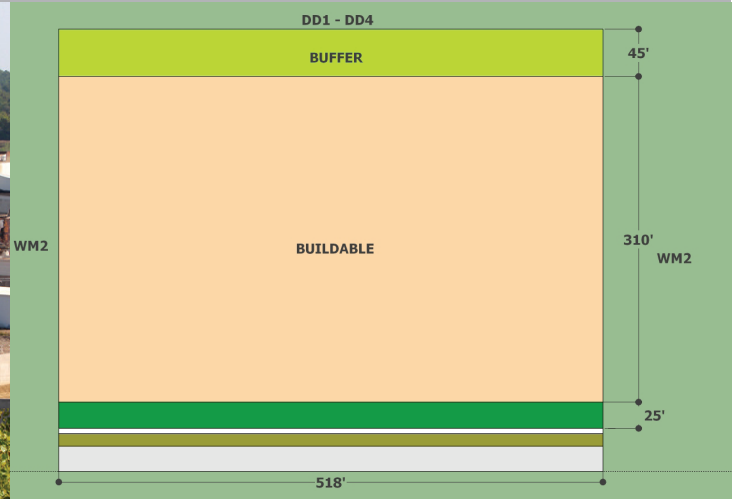
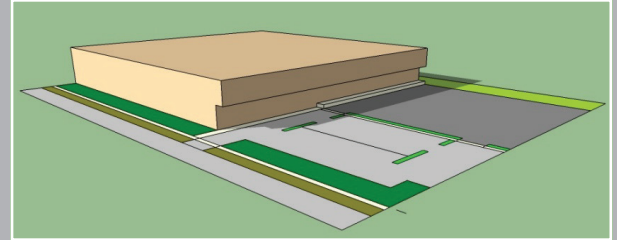
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.354 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 25 ft  
**Side Yard:** 0 ft  
**Rear Yard:** 0 ft  
**Height:** 55 ft  
**Max Size:** No limit  
**Lot Width:** N/A



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 45 ft total adjacent to DD1, DD2, DD3, and DD4  
45 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
30 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** (160.488)

**Signage:** Wall—1 sq ft/3 lineal ft of street frontage and 1 sq ft/4 ft for 2nd front  
Freestanding—37 sq ft and 18 ft in height to 100 ft of frontage above that (160.570 et al.)

**Parking:** Warehouse and Freight Movement—1 per 1,500 sq ft of GFA  
Manuf., Process, and Assembly—1 per 1,500 sq ft of GFA or 0.75 for each employee on max. shift, whichever is greater (160.550)

**Landscaping:** 90% of required front yard setback (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)

# Zoning Form: WM3—Warehouse and Manufacturing—Mining and Waste (160.340 et al.)

## Allowed Zoning Districts (AG, I-2)

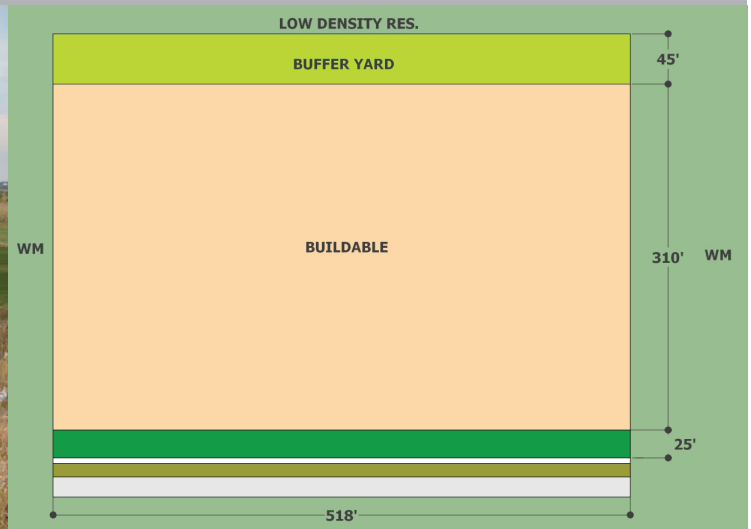
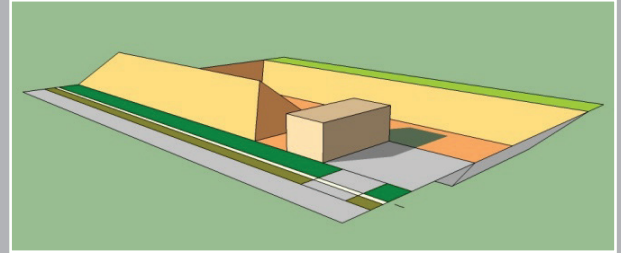
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|------------------------------------|---|------------------------------------|--|
| <b>Principal Use:</b><br>(160.360) | <b>Conditional Use:</b><br>Sanitary Landfill<br>Water and Wastewater Treatment Plant<br>Quarry, Mining, and Mineral Exploration | <b>Accessory Use:</b><br>(160.361) | Any building or use that's subordinate to any principal use. |
|------------------------------------|---|------------------------------------|--|

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.362 for all bulk regulations  
 See 160.505 et al. "Additional Yard Regulations" for more info

|                    |          |
|--------------------|----------|
| <b>Front Yard:</b> | 25 ft    |
| <b>Side Yard:</b>  | 0 ft     |
| <b>Rear Yard:</b>  | 0 ft     |
| <b>Height:</b>     | 55 ft    |
| <b>Bulk:</b>       | No limit |
| <b>Lot Width:</b>  | N/A      |



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 45 ft total adjacent to DD1, DD2, DD3, and DD4  
 45 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
 30 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** 10 ft reduction when parking adjacent (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of building frontage  
 Freestanding—40 sq ft and 6 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 per 1,500 sq ft of GFA (160.550)

**Landscaping:** 90% of required front yard setback (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
 Parking lot layout and dimensions approved per Engineering Design Standards  
 Parking lots shall generally be hard surfaced  
 Divide parking lots with more than 100 spaces  
 Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)



# Zoning Form: WM4—Airport Facilities (160.350 et al.)

## Allowed Zoning Districts (AP)

**Principal Use:** **Permitted:**  
(160.366) Airport Facilities • Air Passenger Terminal  
Air National Guard Facilities

**Accessory Use:**  
(160.367) Any building or use that's subordinate to any principal use.

Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

All based upon Airport Authority Master Plan review

**Front Yard:** N/A  
**Side Yard:** N/A  
**Rear Yard:** N/A  
**Height:** N/A  
**Bulk:** No limit  
**Lot Width:** N/A



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** N/A—based on airport master plan  
**Signage:** N/A—based on airport master plan  
**Parking:** N/A—based on airport master plan  
**Landscaping:** N/A—based on airport master plan  
**Parking Lot Landscaping:** N/A—based on airport master plan  
**Service Functions:** N/A—based on airport master plan  
**Fence:** N/A—based on airport master plan

# Zoning Form: OPEN1—Conservation Open Space (160.360 et al.)

## Allowed Zoning Districts (CN)

**Principal Use:** Permitted:  
(160.374) Tree Farm/Wholesale Nurseries • Golf Course  
Cemeteries • Nature Preserve • Natural Drainage Facilities  
Permitted Special:  
Pet Cemetery

**Accessory Use:** Permitted Special:  
(160.375) Crematory and Funeral Establishment (Accessory to a Cemetery)  
Off-Site Parking

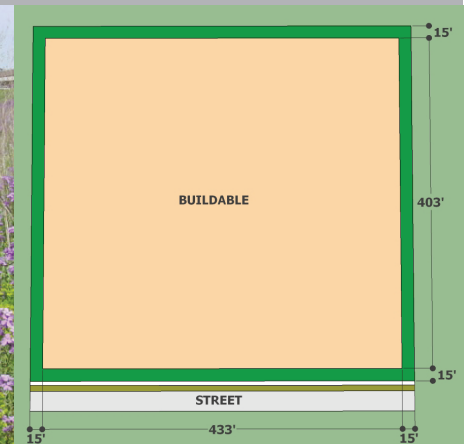
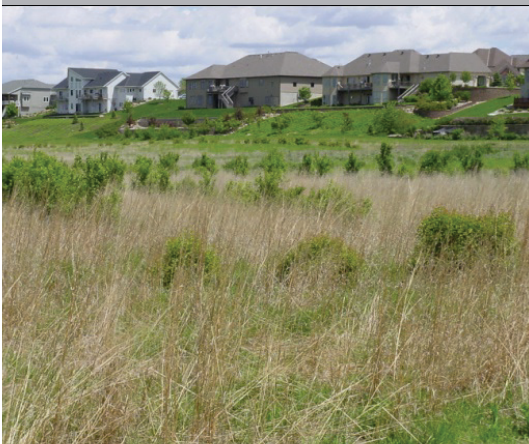
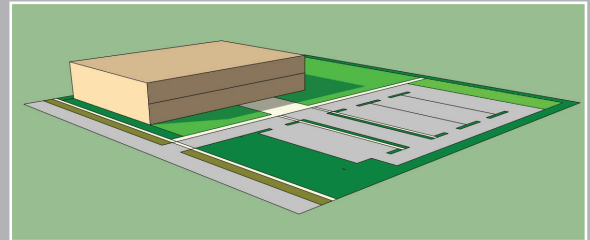
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.376 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 15 ft  
**Side Yard:** 15 ft  
**Rear Yard:** 15 ft  
**Height:** 45 ft  
**Bulk:** No limit  
**Lot Width:** N/A



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** None

**Signage:** Building—1 sq ft/2 lineal ft of building frontage  
Freestanding—40 sq ft and 6 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 space for each 300 sq ft of floor area (160.550)

**Landscaping:** 90% of required front yard setback (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)

# Zoning Form: OPEN2—Recreation Open Space (160.370 et al.)

## Allowed Zoning Districts (REC)

**Principal Use:** **Permitted:**  
(160.382) Public Parks • Cultural Facilities • Golf Course  
Recreation Facility—Public

**Accessory Use:** **Permitted Special:**  
(160.383) Accessory Alcohol

**Conditional Use:**  
Archery Range  
1. Noise from such operation shall not have a detrimental effect on adjacent properties  
2. Ensure safety through limited public access provisions

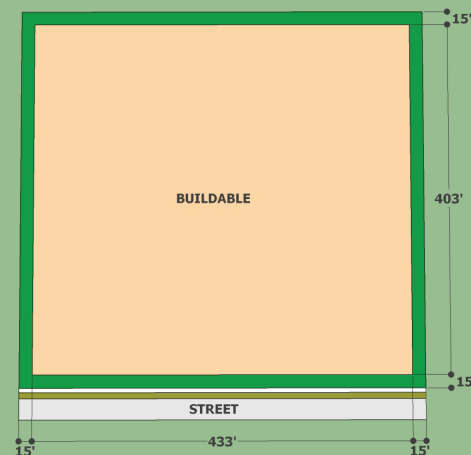
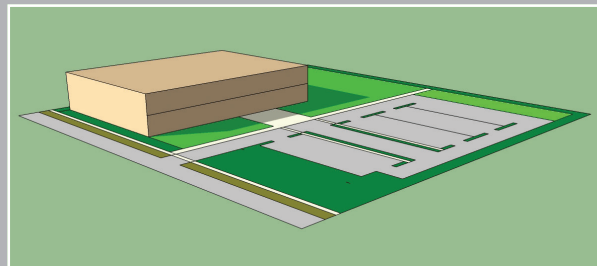
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.384 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

**Front Yard:** 15 ft  
**Side Yard:** 15 ft  
**Rear Yard:** 15 ft  
**Height:** 45 ft  
**Bulk:** No limit  
**Lot Width:** N/A



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** None

**Signage:** Building—1 sq ft/2 lineal ft of building frontage  
Freestanding—40 sq ft and 6 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 space for each 300 sq ft of floor area (160.550)

**Landscaping:** 90% of required front yard setback (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per 15.55.070  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, signage master plan, and size bonus for LEED certification (160.594)

# Zoning Form: OPEN3—Agriculture Open Space (160.380)

## Allowed Zoning Districts (AG)

|   |  |
|---|--|
| <p><b>Principal Use:</b> <a href="#">(160.390)</a></p> <p><b>Permitted:</b><br/>Agriculture</p> <p><b>Permitted Special:</b><br/>Detached dwelling farm</p> | <p><b>Accessory Use:</b> <a href="#">(160.391)</a> Any building or use that's subordinate to any principal use</p> |
|---|--|

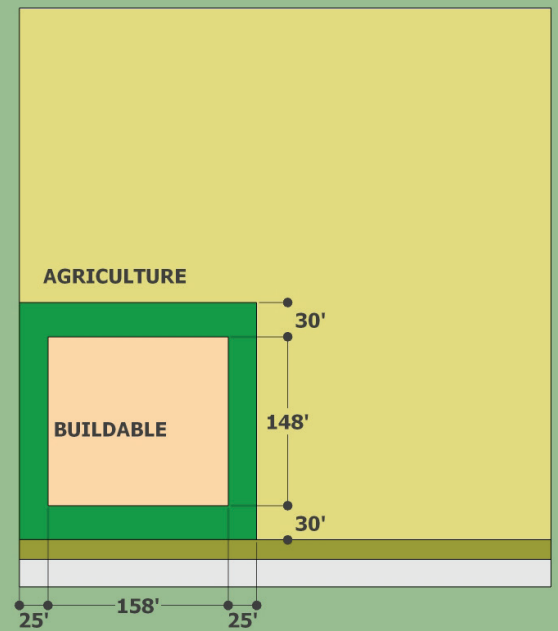
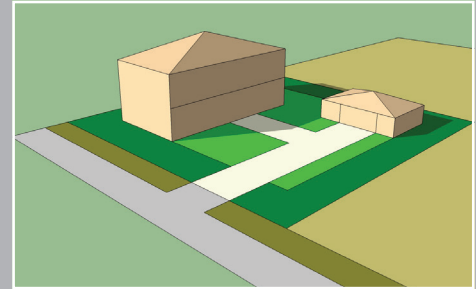
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See [160.392](#) for all bulk regulations

See [160.505](#) et al. "Additional Yard Regulations" for more info

|                     |        |
|---------------------|--------|
| <b>Front Yard:</b>  | 30 ft  |
| <b>Side Yard:</b>   | 25 ft  |
| <b>Rear Yard:</b>   | 30 ft  |
| <b>Height:</b>      | 45 ft  |
| <b>Lot Width:</b>   | N/A    |
| <b>Lot Density:</b> | 1 acre |



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** None

**Signage:** Building—1 sq ft/2 lineal ft of building frontage  
Freestanding—40 sq ft and 6 ft in height to 100 ft of frontage 60 sq ft above that ([160.570](#) et al.)

**Parking:** 1 space for each 300 sq ft of floor area ([160.550](#))

**Landscaping:** 90% of required front yard setback ([160.485](#) et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces ([160.485](#))

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance ([160.556](#))

**Service Functions:** Screened or hidden from view ([160.485](#))

**Fence:** No more than 8 ft in height except in front yard ([160.480](#) et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high ([160.491](#))

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan ([160.594](#))

# Zoning Form: UT1—Basic Utilities (160.390 et al.)

## Allowed Zoning Districts (All Districts except RHP)

|                                    |  |  |
|------------------------------------|--|--|
| <b>Principal Use:</b><br>(160.398) | <b>Permitted:</b><br>Neighborhood Utilities • Electrical Substation<br><br><b>Permitted Special:</b><br>Community Garden • Antenna Support Structure | <b>Accessory Use:</b><br>(160.399) Any building or use that's subordinate to any principal use |
|------------------------------------|--|--|

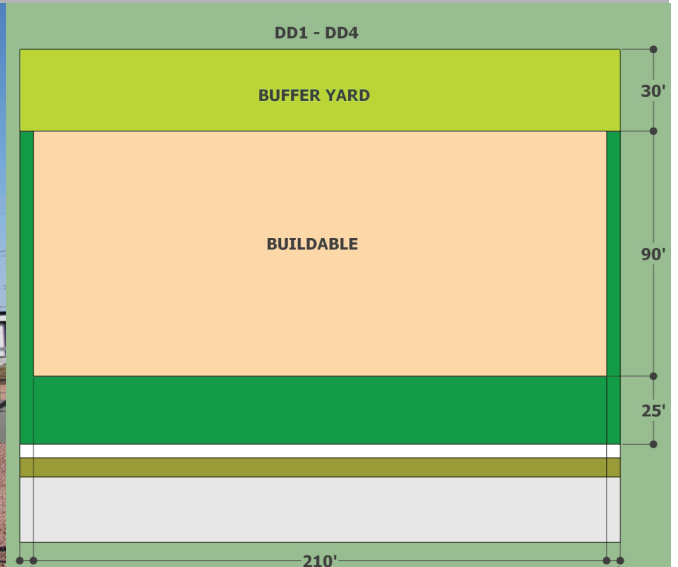
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.400 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

|                    |       |
|--------------------|-------|
| <b>Front Yard:</b> | 25 ft |
| <b>Side Yard:</b>  | 5 ft  |
| <b>Rear Yard:</b>  | 5 ft  |
| <b>Height:</b>     | 45 ft |
| <b>Lot Width:</b>  | N/A   |



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 30 ft total adjacent to DD1, DD2, DD3, and DD4  
 15 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
 10 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** 10 ft reduction when parking adjacent (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of building frontage  
 Freestanding—40 sq ft and 6 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 space per 1,500 per sq ft of floor area (160.550)

**Landscaping:** 90% of required front yard setback (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
 Parking lot layout and dimensions approved per Engineering Design Standards  
 Parking lots shall generally be hard surfaced  
 Divide parking lots with more than 100 spaces  
 Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, signage master plan, and size bonus for LEED certification (160.594)

# Zoning Form: UT2—Tower Utilities (160.400 et al.)

## Allowed Zoning Districts (All Districts except RS, RT-1, RD-1, RD-2, RT-2, MH, RCD, RHP, and AP)

|   |  |
|---|--|
| <p><b>Principal Use:</b> Permitted:<br/>(160.406)<br/>Water Towers</p> <p><b>Permitted Special:</b><br/>Telecommunications Tower</p> <p><b>Conditional Use:</b><br/>Broadcast Tower • Wind Energy Conversion System</p> | <p><b>Accessory Use:</b><br/>(160.407)<br/>Any building or use that's subordinate to any principal use</p> |
|---|--|

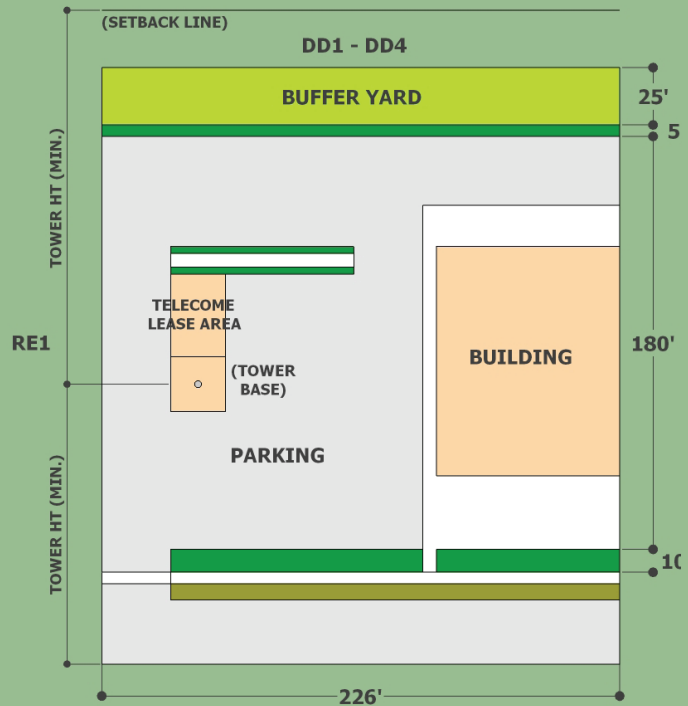
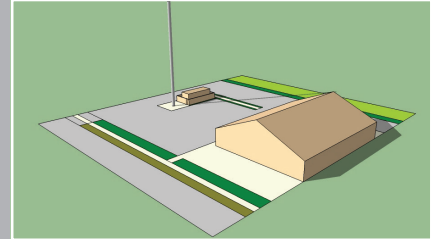
Scroll to the top to find more information in the Zoning Interface.

### Bulk Regulations

See 160.408 for all bulk regulations

See 160.505 et al. "Additional Yard Regulations" for more info

|                    |   |
|--------------------|---|
| <b>Front Yard:</b> | 25 ft   |
| <b>Side Yard:</b>  | 5 ft  |
| <b>Rear Yard:</b>  | 5 ft  |
| <b>Height:</b>     | Dependent on fall-down distance and FAA Standards |



### Other Applicable Regulations (For complete information, see §§ 160.460 to 160.603)

**Buffer Yard:** 30 ft total adjacent to DD1, DD2, DD3, and DD4  
15 ft total adjacent to DD5, DD6, DD7, AD1, AD2, AD3, AD4, and Greenway  
10 ft total adjacent to MD1 and MD2 (160.488)

**Buffer Reduction:** 10 ft reduction when parking adjacent (160.488)

**Signage:** Building—1 sq ft/2 lineal ft of building frontage  
Freestanding—40 sq ft and 6 ft in height to 100 ft of frontage 60 sq ft above that (160.570 et al.)

**Parking:** 1 space per 1,500 per sq ft of floor area (160.550)

**Landscaping:** 90% of required front yard setback (160.485 et al.)

**Parking Lot Landscaping:** 1 tree per 18 parking spaces (160.485)

**Parking Lot Design:** 8.5 ft minimum stall width; 7.5 ft for compact cars  
Parking lot layout and dimensions approved per Engineering Design Standards  
Parking lots shall generally be hard surfaced  
Divide parking lots with more than 100 spaces  
Provide a direct and clearly defined pedestrian pathway from adjacent public sidewalk to building entrance (160.556)

**Service Functions:** Screened or hidden from view (160.485)

**Fence:** No more than 8 ft in height except in front yard (160.480 et al.)

**Lighting:** Within 150 ft of residential areas, lights shall be no more than 28 ft high (160.491)

**Alternative Site Plans:** Allowed for buffer yard reduction, landscaping alternatives, parking reduction, and signage master plan (160.594)