



What You Need to Know About *Construction and Development*

- 1. Building Permits and Planning Permits:** What they are, when you need them, and what the review processes entail.
- 2. Demolishing a Structure:** What you need to do, what permit is required, and what the review process entails.
- 3. Fees for Development:** What you may have to spend on fees for your development project.
- 4. Construction and Development Requirements:** Things you may be required to do along with your project.
- 5. Standard Conditions of Approval for Planning Permits:** These are the basic conditions or requirements you must agree to if your planning permit is approved.
- 6. Table of Zoning District Standards:** Setback, height, lot coverage, and required site area for all zoning districts

October 2006

WE ARE HERE TO SERVE YOU

Ukiah City Staff pride themselves on their ability to provide friendly efficient service to all citizens. We are here to help you understand the rules and regulations pertaining to construction and development, and to help you identify options and alternatives if your project does not comply with all the rules.

To this end, we are constantly evaluating the way we provide service, and occasionally make changes to improve our efficiency. We welcome your thoughts and comments about the way we serve you, and if you have suggestions about how we can improve, please let us know.

THANK YOU!

BUILDING PERMITS

WHAT IS A BUILDING PERMIT?

A Building Permit is the City's formal authorization for you to proceed with a construction project. It is issued on a piece of paper that must be posted on the job site, and a record of it is maintained in the property records at the City Department of Planning and Community Development.

WHEN IS A BUILDING PERMIT REQUIRED?

You need to get a Building Permit for any new construction, addition, change or repair to a building (including reroofs, fireplaces, swimming pools, window replacement, carports, etc.). Only a licensed contractor or an owner-builder may get a building permit. You can file a single Building Permit application for all work on a project including building, electrical, mechanical, plumbing, etc. Some small projects such as most concrete driveways and patio's, and small one-story storage sheds under 120 square feet in size may not need a Building Permit. Always check with the Building Inspector to determine if your project needs a Building Permit.

SUMMARY OF REVIEW PROCESS

1. File permit application with plans, and pay initial (deposit) fees.
2. Plans are reviewed by a Building Plan Checker- referred to other departments or the contract structural engineering firm if necessary.
3. Plan Checker tells you about any changes that need to be made to the plans.
4. You correct plans and resubmit (if corrections are required).
5. Plans undergo second plan review.
6. When all corrections are completed, the plans are approved and the building permit is ready for issuance.
7. Pay remaining fees and pick up permit.
8. Start construction - **call for inspections 24-hours in advance** (foundation, rough framing, sheet rock, roofing, and final).
9. Construction of the proposed work is inspected by the Building Inspector during all phases of the project. Upon successful completion of the final inspection, a certificate of occupancy will be issued.

PLANNING PERMITS

WHAT IS A PLANNING PERMIT?

Planning permits include Use Permits, Site Development Permits, and Variance Permits. If required by the City Zoning Code for your project, a planning permit must be secured before the City can issue you're a Building Permit.

Use Permits: A Use Permit grants approval for a particular or special use of your property. A Use Permit also grants relief from building height requirements. The Use Permit is issued if the use is compatible with adjacent land uses and is consistent with the goals and policies of the Ukiah General Plan.

Site Development Permits: Site Development Permits are required to make sure that new developments in the City will enhance the City's environment. They also make sure that a development will blend in to the style of the area around it. During the Site Development Permit review process, your project will be reviewed for site planning, circulation, architectural design, signs, quality and type of materials, colors and landscaping. The Site Development Permit is issued if the proposed development meets all the site planning, architecture, and landscaping requirements.

Variance Permits: The Zoning Code helps to regulate development in the City. Regulations include, in part, minimum lot sizes, building setback lines, lot coverage, building height and parking requirements. Each development must meet the regulations for its zoning district. If you cannot design your project to meet these requirements, you must secure a Variance.

WHEN IS A PLANNING PERMITS REQUIRED?

Use Permits: If the zoning district affecting your property lists your proposed use as a "permitted use," you will need to secure a Use Permit. If it is listed as an "allowed use," no Use Permit is required.

Site Development Permits: All professional offices, commercial buildings, multi-family housing units, Planned Unit Developments and industrial projects are subject to the Site Development Permit process.

Variance Permits: Sometimes there are unusual conditions on the property and it may not be possible to meet all the zoning requirements when you are planning new construction. Your property may be so shallow, narrow or oddly shaped that you might qualify for a Variance. Sometimes the use or development of an adjacent property could make your building project impossible. In these cases, a Variance Permit may be the solution.

HOW TO SECURE A PLANNING PERMIT:

The planning permit review process can take from 6 to 8 weeks. Controversial and complex projects can take longer to process.

Step 1 - File Application The first step is to submit a planning permit application to the Department of Planning and Community Development. The Application forms list the information that is required such as site plans, elevation drawings, and a detailed project description. You will also need to pay the required fee at the time of application.

Step 2 - Referrals to Other Departments Most planning permits need to be reviewed by other departments as well as the Department of Planning and Community Development. The planner assigned to your project will refer it to the required departments for review and comment and a Project Review Committee (PRC) meeting will be scheduled. The PRC consists of staff from Planning, Public Works, Fire, Public Utilities, and any other applicable Department. You are invited to attend this meeting and discuss your project with the PRC. The purpose of the meeting is to discuss issues, potential problems, and possible requirements.

Step 3 - Environmental Review If the PRC determines that your application is complete and all necessary information has been submitted, the project planner will determine if environmental review is required. Minor projects are exempt from State mandated environmental review. Large projects must undergo this review, which adds time to the review process. Depending upon the scope and intensity of your project, you may be required to submit additional information regarding so that Staff can complete the review. Many large projects must submit professionally prepared Traffic Studies so Staff and the decision makers can determine if the project would cause significant traffic problems and what could be done about it.

Step 4 – Project Analysis Once environmental review is completed, the planner will conduct a detailed analysis of the project. The planner determines if the project is consistent with all zoning requirements and with the goals and policies of the General Plan and any other applicable policy documents. The planner will also determine if the project could impact neighbors and the general public.

Step 5 – Decision Making Once the project analysis is completed, the project can be publicly noticed scheduled for a public hearing before the City Zoning Administrator (small projects) or Planning Commission (large projects). The planner will prepare a report with a recommendation on your application. The Zoning Administrator or Planning Commission can approve your Permit application, approve it with conditions, or deny it. Projects that would have an adverse impact on the neighborhood or public in general, or that are inconsistent with zoning or the Ukiah General Plan can be denied.



Demolition Permits

Permit Required: Before you can demolish a building or structure, you must secure a Demolition Permit. Demolition Permits are actually applied for and issued as Building Permits. If the structure is over 50-years old, the proposed demolition project must be discussed and considered by the City Demolition Permit Review Committee, and eventually acted on by the City Council (see below).

Work you can do prior to securing a Permit: While you are waiting for your Demolition Permit to be issued, you can begin preparing for the project, but cannot perform any work that the Building Code requires a permit for. You can erect a temporary construction fence, remove moveable cases, cabinets, counters and partitions not over 5-feet 9-inches in height, remove carpet, remove some types of awnings, etc. Please discuss Section 106 of the Building Code with the City Building Inspector to determine what types of activities you can do prior to securing your Demolition Permit.

Cost: The cost for a Demolition Permit is currently \$50.00 unless the City Utility Department Staff have to perform work, in which case they charge an additional fee. If an encroachment Permit is needed, the Public Works department charges a fee (see below).

Air Quality Management District (MCAQMD): Before a Demolition Permit can be issued, you must discuss your project with the Mendocino County Air Management District, who has the responsibility of making sure that any asbestos in the structure is identified and removed properly. If asbestos is not an issue, the MCAQMD completes a form that must be submitted to the City before the permit can be issued. If asbestos is an issue, the MCAQMD will instruct you on how to proceed.

Utilities: Before a demolition project can proceed, all the utilities must be shut off and capped to the satisfaction of the City Staff.

Encroachment Permit: Any work associated with a demolition project that involves work within a public right-of-way, including a street closure, must receive an Encroachment Permit from the Department of Public Works before the project can proceed.

Historical Review: If the building you want to demolish is over fifty years old, the permit must be considered by the Demolition Permit Review Committee to assess whether the structure has historic or architectural significance. The Committee makes a recommendation to the City Council, who makes a final determination regarding historic and architectural significance, and whether or not the permit can be issued.

Further Information: For further information, contact the City Building Division at (707) 463- 6203.



Fees for Development

The following fees may or may not apply to your development project. For example, while you will be required to pay a fee for a building permit to add a bedroom to your house, you will not have to pay a water hook-up or business license fee. However, if you are building a new house, most, if not all of the following fees will have to be paid.

Building Permit Fees

Building Permit fees can involve a fee for building, plumbing, electrical, and mechanical work, Plan check fees are also collected on most projects. The total fees are based on the valuation of the project. The following table provides examples of fees collected for different types of projects.

3000 square foot single family residence	\$4,400
200 square foot residential kitchen addition	\$450
64-unit apartment complex	\$58,085
Restaurant (Applebee's)	\$24,899
17,000 square foot retail store	\$48,878
Demolition Permits	\$50

Ukiah Unified School District Fees

The Ukiah Unified School District collects fees on residential, commercial, and industrial projects. For residential projects, they collect \$2.24 per square foot; for commercial/industrial projects they collect \$.36 per square foot; for senior housing, the fee is \$.36 per square foot; and for rental self storage projects, the fee is \$.09 per square foot. The fees must be paid before the City can issue a Building Permit for the project. The following table provides examples of fees collected for different types of projects.

3,000 square foot single family residence	\$6,720
17,000 square foot retail store	\$6,120
20,000 square foot senior housing facility	\$7,200
200 square foot bedroom addition	\$448

Sewer Hook-up Fees

Residential sewer hook-up fees vary depending upon how many bedrooms are proposed. The fee for a one bedroom home is \$9,820; two bedroom \$10,911; and a three bedroom is \$12,002. For each bedroom beyond 3, and for a bedroom addition to an existing home, the fee is \$1,091.

Commercial and industrial projects are charged \$10,911 per equivalent sewer service unit (ESSU). One ESSU is equal to a two bedroom single family residence. Hotels and motels are charged \$4,380 per ESSU in recognition of an average 50% occupancy. There is also an additional fee if a commercial or industrial project requires biochemical oxygen demand removal, other special treatment requirements, and/or excessive gallonage of flow. The following table provides examples of fees collected for different types of projects.

There are also water hook-up and construction costs, and in some cases, applicants may have to pay for a new fire hydrant.

Retail/Office mixed use development	\$37,677
4-Unit Apartment building	\$30,237
3-bedroom single family residence	\$9,759 + \$660 + \$45 = \$10,564*
Bedroom addition to single family residence	\$2,500

*\$660 was for water connection and \$45 was for setting the new water meter

Planning Permit Fees

Planning Permit fees vary depending the type and size of the project and how long it takes to process. Minor Use, Site Development, and Variance Permits are charged a flat fee of \$450. For Major Use, Site Development, and Variance Permits a 100% cost recovery system is used, which is explained further on the next page of this document. In general, applicants must pay a \$1000 deposit, and the time to process the permit is closely tracked. Additional deposits may be necessary, and a final invoice is issued to the applicants after action is taken on the project. The Permit is valid upon receipt of the final payment. It is estimated that the average Major Planning Permit will cost approximately \$2,500.

Planning Permits also involve environmental review pursuant to the California Environmental Quality Act (CEQA). The fee the City charges to perform the required analysis to comply with CEQA depends upon the size, scope, and intensity of the project. If an Environmental Impact report is required, the applicants pay for the total cost plus a 15% administration fee.

Check with Planning and Community Development Department Staff for a complete listing of the Planning Permit and Services fees.

Public Works Department (DPW) Fees

The Public Works Department charges fees for plan checks, inspections, and other services. These services include the review and issuance of Encroachment and Special Transportation Permits, Grading Plan review and inspections, the review and issuance of Certificates of Compliance, etc. There are also traffic impact fees in certain areas of the community, and "Quimby Act" fees for parks and recreation land/facilities charged on all subdivisions. Check with Public Works Staff or the City Development Permit Coordinator for a complete listing of the DPW fees.

Utilities (Electrical)

The Public Utilities Department charges fees for various services. For development projects, electric construction costs vary depending upon project needs. The following table provides examples of electrical construction fees collected for different types of projects.

Les Schwab Tires/Mountanos Warehouse	\$19,188
4-Unit Apartment	\$6,410
3-bedroom	\$1,270
1-bedroom addition to a single family residence	\$0

Fire Department

The Fire Department charges fees for plan checks and inspections. These fees are \$50.00 per hour for standard plan check and field inspections: 1 cent per square foot for sprinkler plan review; and \$155.00 for a fire alarm permit.

Business License Fees

Business license fees are based on the annual gross receipts for the business. Retail land uses pay \$.35 per \$1,000 and lodging businesses pay \$.40 per \$1,000. A portion of the fees paid for business licenses in the *Downtown Improvement District* fund the Ukiah Main Street Program. Business license fees for large retailers typically exceed \$1,000. Small shops typically pay between \$120 and \$300. Hotels range from approximately \$500 to \$1000. A typical chain restaurant would pay approximately \$900, where a small specialty restaurant may pay \$500 or less.

General Plan Maintenance and Update Fee

The City also charges a fee for the ongoing maintenance and future updating requirements of the General Plan. The fee is charged on all Building Permits and is 15% of cost of the permit. If a Building Permit cost \$1000 the fee would be \$150.



PLANNING PERMIT FEES: *The 100% Cost Recovery Program*

INTRODUCTION

On June 1, 2005, the City Council adopted a new fee schedule for planning permit fees and services. The new fees include a 100% cost recovery approach for all major permits, such as large Site Development and Use Permit projects. The 100% cost recovery approach is intended to collect enough fees to fully cover the cost of processing the permits for large projects. In the past, it is estimated that the City has collected, on the average, well less than 50% of the cost to process permits for large development permit projects.

HOW DOES THE 100% COST RECOVERY PROGRAM WORK?

At the time of application, the applicant is required to pay a \$1000 deposit. Staff will carefully track the time spent working on the permit, and if and when approximately 75% of the deposit has been used towards processing, the applicant will be required to pay another deposit. When the processing ends and the permit is acted on, the applicant will be required to make final payment before the permit is valid. In the event that a deposit is not used up at the end of processing, the applicant will receive a refund of any remaining deposit money.

WHICH PERMITS ARE SUBJECT TO THE 100% COST RECOVERY PROGRAM?

The following planning permits are included in the 100% cost recovery program:

Major Site Development Permit (SDP)	Annexation
Major Use Permit (UP)	Rezoning
Major SDP and UP Amendments	Planned Development
Major Variance	Pre-Application (Level 2)
Major Subdivision	Pre-Application (PRC)
Subdivision Exception	Zoning/Planning Research (Level 2)
Appeal (filed by applicant)	Specific Plan/Master Plan Review
General Plan Amendment	

WHAT DOES 100% COST RECOVERY MEAN?

The fees paid for recovering 100% of the cost to process a permit fund a percentage of the following:

- Staff salary and benefits
- Planning Commission salaries
- Hard costs (noticing, copying, postage)
- Building Rental, utilities, and maintenance
- Insurance
- Conference and training
- Dues and subscriptions
- Equipment Supplies



Construction and Development Requirements

If you are undertaking a development project there are a number of City requirements you must know about. Learning about these requirements early in your project planning and design stage is crucial for understanding the total cost ramifications of your project. There are requirements from the Planning, Building, Public Works, Utilities, and Fire Departments.

The following requirements may be imposed on your development project depending upon its size, scale, and scope:

Public Works Department

Repair, replacement, or installation of sidewalks and driveway aprons
Planting of street trees
Submittal of a drainage plan and installation of drainage improvements
Submittal of a Traffic Study and construction of roadway improvements
Construction of parking lot improvements
Dedication of street right-of-way (easement)
Installation of fossil fuel filtering devices in storm drain inlets
Traffic Impact Fees
Quimby Act Fees for Park and Recreation land/facilities (all subdivisions)
Installation of traffic related improvements

Contact: Ben Kageyama, Senior Civil Engineer (707) 463-6284 / benk@cityofukiah.com

Fire Department

Replacement or installation of fire hydrants
Installation of a fire sprinkler system in your building
Painting curbs red and installing *Fire Lane* signage

Contact: Chuck Yates, Fire marshal (707) 463-6264 / cyates@cityofukiah.com

Public Utilities

Undergrounding of electrical service
Upgrading of electrical infrastructure
Replacement or installation of water and sewer infrastructure

Contact: Liz Kirkley – Electrical (707) 463-6298 / Rick Sands – Sewer and Water 463-6282

Planning Department (See list of *Standard Conditions of Approval*)

Contacts: Dave Lohse, Associate Planner (707) 463-6207 / davel@cityofukiah.com
Sandra Liston, Associate Planners (707) 463-6206 / sandral@cityofukiah.com

Building Division

Construction of *American Disabilities Act (ADA)* improvements

Contact: David Willoughby (707) 463-6739 / davidw@cityofukiah.com



STANDARD CONDITIONS OF APPROVAL

The following *Standard Conditions of Approval* are typically imposed by the City Zoning Administrator, Planning Commission, or City Council when acting on large Use Permit and Site Development Permit applications. The project planner will monitor all phases of construction of the project to ensure that all required conditions are implemented and completed. Ongoing monitoring of the conditions is performed by both the project planner and the Ukiah Code Compliance Coordinator.

1. All use, construction, or occupancy shall be in substantial conformance with the project approved by the Zoning Administrator, Planning Commission, or City Council (maps, sketches, renderings, building elevations, landscape plans, written project description, etc.)
2. All construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah except where higher standards are imposed by law, rule, or regulation or by action of the Planning Commission.
3. In addition to any particular condition that might be imposed, all construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
4. The project applicant shall obtain any permit or approval which is required by law, regulation, or ordinance, be it required by Local, State, or Federal agency.
5. Building Permits shall be issued within two years after the effective date of the Use Permit, Variance, or Site Development Permit, or it shall be subject to the City's permit revocation process and procedures. In the event the Building Permit cannot be issued within the stipulated period from the project approval date, a one year extension may be granted by the Director of Planning if no new circumstances affect the project which otherwise would render the original approval inappropriate or illegal. It is the applicant's responsibility in such cases to submit a written request to the Director of Planning and Community Development for a one-year extension prior to the two-year expiration date.
6. An approved Use Permit, Variance, or Site Development Permit may be revoked through the City's revocation process if the approved project related to the Use Permit, Variance, or Site Development Permit is not being conducted in compliance with the stipulations and conditions of approval; or if the project is not established within two years of the effective date of approval; or if the established land use for which the permit was granted has ceased or has been suspended for twenty four (24) consecutive months.

7. Except as otherwise specifically noted, any Variance, Use Permit, or Site Development Permit shall be granted only for the specific purposes stated in the action approving such Variance, Use Permit, or Site Development Permit and shall not be construed as eliminating or modifying any building, use, or zone requirements except as to such specific purposes.
8. All curbs, gutters, sidewalks, and/or street paving which are broken or damaged, or driveways which will not be used, shall be removed and replaced as required by the City Engineer.
9. A Final Drainage and Grading Plan shall be reviewed and approved by the City Engineer/Director of Public Works prior to the issuance of a building permit for the construction of new buildings or the renovation of an existing structure. This plan shall include, but not be limited to the following:
 - a. The extent of modifications to existing on-site drainage patterns;
 - b. The extent of storm drainage improvements and erosion control measures for building pads, driveways, parking lot areas and other movements of soils; and
 - c. The extent of other development that the City Engineer determines could adversely affect existing drainage patterns on the site or abutting properties or cause wind or water erosion.
10. All on-site paving shall be a minimum of 2" (inches) of asphalt concrete with a 6" (inch) aggregate base, or, alternatively, any option approved by the City Engineer.
11. An Encroachment Permit from the Public Works Department is required to perform all work within the street right-of-way.
12. All work proposed within the City right-of-way shall be performed by a properly licensed Contractor with a current City of Ukiah Business License. Contractor must submit copies of proper insurance coverage (Public Liability: \$1,000,000; Property Damage: \$1,000,000) and current Workman's Compensation Certificate.
13. All stockpiled soil shall be protected from wind and water erosion. Drainage from all disturbed and stockpiled soils shall be directed on-site to a disposal location approved by the City Engineer. All exposed soil shall be routinely watered to control dust.
14. All sewer, water, and electric service shall conform to the specifications of the City Public Utilities and Public Works Departments.
15. Street improvements, including curbs, gutters, sidewalks, and street trees shall be located and constructed according to the requirements of the City Engineer's.
16. All signing shall conform to the City of Ukiah Sign Code unless otherwise stipulated by the approval of a Use Permit, Variance, or Site Development Permit.

17. All roof-mounted air conditioning, heating, and/or ventilation equipment shall be aesthetically screened from view consistent with the architecture of the building upon which it is located.
18. All new development and certain remodels in commercial, industrial, and residential (other than single family residential and duplexes) projects shall provide adequate, accessible, and convenient areas for the collecting and loading of recyclable materials in compliance with Section 9185 of the Ukiah Municipal Code.
19. All outdoor refuse/recycle containers shall be aesthetically screened from view; garbage shall not be visible outside the enclosures.
20. A Final Landscaping Plan shall be submitted to the Planning Director for review and approval prior to the issuance of a Building Permit. All required landscaping shall be planted in substantial conformance with the approved Final Landscaping Plan prior to final inspection and the grant of occupancy.
21. All required landscaping shall be properly maintained to insure the long-term health and vitality of the plants, shrubs and trees. Proper maintenance means, but is not limited to the following:
 - a. Regular slow, deep watering with an automatic irrigation system. The amount of water used shall fluctuate according to the season, i. e., more water in summer, less in the winter.
 - b. Additional watering shall occur during long periods of severe heat and drying winds, and reduced watering shall be used during extended periods of cool rainy weather.
 - c. Fertilizer shall only be used on trees during planting. Shrubs may receive periodic fertilizer according to the recommendations of a landscaping professional.
 - d. Weed killers shall not be used on or near trees.
 - e. The tree ties and stakes shall be checked every six months to ensure they do not constrict the trunks and damage the trees.
 - f. Tree ties and stakes shall be removed after 1 to 3 years to ensure they do not damage the trunk of the tree and its overall growth.
 - g. All trees shall be protected from vandalism. If any tree is damaged or destroyed by acts of vandalism, it shall be promptly replaced.
 - h. Any tree that dies or is unhealthy due to pests, disease or other factors, shall be replaced.
 - i. All trees shall be properly pruned as appropriate. Pruning shall be performed by a qualified arborist certified by the Western Chapter of the International Society of Arboriculture, and hold a valid C61/D49 State contractor's license. The arborist shall perform proper cuts to ensure thinning and crown raising for the health of the tree, and correct defects. No topping cuts shall be made.
22. Hours of construction shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Saturday; however, owner occupied single family and/or duplex construction can also occur from 10:00 a.m. to 7:00 p.m. on Sunday, provided no heavy construction equipment or vehicles are utilized, and the City Noise Ordinance is not violated.

23. All conditions shall be completed prior to the issuance of a Building Permit or final inspection and the issuance of a Certificate of Occupancy, as determined by the Director of Planning and Community Development.
24. Prior to painting the building(s), the applicants shall paint a swatch of each color on the building(s) and call Planning Department Staff for an inspection to ensure that the color matches the color approved by the Zoning Administrator, Planning Commission, or City Council.
25. Prior to the issuance of a Building Permit, a Final Lighting Plan shall be submitted to the Director of Planning and Community Development or his/her designee for review and approval. The Plan shall be consistent with the International Dark Sky Association guidelines for reducing nighttime lighting on the site. The Final Lighting Plan shall include details regarding exterior lighting for structures, garden areas, and walkways, with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does not adversely shine towards neighboring properties, streets, or toward the night sky. Additionally, all lighting shall be the minimum wattage necessary to provide adequate security, yet shall not result in excessively bright night glow. Sufficient details regarding the proposed wattage of all lights shall be included in the Final Lighting Plan so that the Planning Staff can determine how bright the proposed lights will be. The Director of Planning and Community Development shall have the authority to require the Final Lighting Plan to be modified (including the wattage) and/or additional information to be submitted so that the lighting meets the requirements listed above.

NOTE: The Zoning Administrator, Planning Commission, or City Council may impose additional conditions of approval deemed reasonable and necessary to maintain or assure compliance with the standards, criteria, and/or findings made for the project.

CITY OF UKIAH

Zoning District Standards

ZONING DISTRICT	FRONT YARD SETBACK	SIDE YARD SETBACKS	REAR YARD SETBACK	MAXIMUM HEIGHT	MAXIMUM LOT COVERAGE	REQUIRED SITE AREA
R-1	20' 30' for garages	10' 5' for accessory buildings	20' 5' for accessory buildings	30' 20' for accessory buildings*	N/A	6,000 sq ft 7000 sq ft for corner lot
R-2	15' 25' for garages	10'	15'	30' 20' for accessory buildings*	N/A	6,000 sq ft 7000 sq ft for corner lot
R-3	15' 25' for garages	5'	10'	40' 30' when abutting R-1 or R-2	N/A	6,000 sq ft 7000 sq ft for corner lot
C-N	10' 15' for second story	5' 10' for second story	10'	30' 20' for accessory buildings	40%	7000 sq ft
C-1	10' 15' for second story	0' unless abutting an R-1, R-2, or R-3 parcel**	0' unless abutting an R-1, R-2, or R-3 parcel	50'	40%	6000 sq ft 7000 sq ft corner lot
C-2	10' 15' for second story	0' unless abutting an R-1, R-2, or R-3 parcel	0' unless abutting an R-1, R-2, or R-3 parcel	40' 20' for accessory buildings	40%	6000 sq ft 7000 sq ft corner lot
M	0' 10' corner lots	0' unless abutting an R-1, R-2, or R-3 parcel	0' unless abutting an R-1, R-2, or R-3 parcel	50'	N/A	7000 sq ft

NOTES:

1. * 20' or the maximum height of the main building whichever is less
2. ** If abutting an R-1, R-2, or R-3 parcel, then the setback for that residential district applies
3. The B1 and B2 Airport Compatibility Zones list multiple story offices as “normally not acceptable.” The B2 *Infill Policy* north of the airport limits buildings to 2-stories.