

ARTICLE I. GENERAL PROVISIONS.

Sec. 115-1. Title, purpose, and authority.

This ordinance, effective as of _____, 2026 shall be known as the Zoning Code of the City of LaCrosse, Wisconsin.

Zoning Map. The Zoning Map is incorporated into the code and the **Zoning Administrator** shall maintain the Zoning Map in accordance with _____.

Authority

A. General. This Title is created pursuant to authority under state statutes 62.23, 62.231, 87.30, 236.45, and 281.31, Wis. Stats.

B. References to Wisconsin Law. Where this code refers to or cites a section of the Wisconsin Statutes and/or is later amended or superseded, then this code shall refer to the amended section or the section that most nearly corresponds to the superseded section.

A. Purpose. The purpose of this code is to:

1. Protect the public health, safety, and welfare,
2. Implement and achieve the policies and goals of the City's Comprehensive Plan,
3. Provide adequate light and air; prevent the overcrowding of land; secure safety from fire, panic, and other dangers,
4. Lessen congestion in the streets,
5. Encourage efficiency and economy in the use and development of land,
6. Facilitate adequate provisions for transportation, water, sewage, schools, parks, and other public requirements, and
7. Allow for the development of residential, commercial, and industrial areas which function in an orderly and harmonious manner, both internally and in relation to each other, and which promote the convenience and prosperity of the citizenry.

B. Applicability.

1. Jurisdiction. All lands within the corporate limits of the City and the City's extraterritorial jurisdiction, as identified on the Zoning Map, are subject to this code.
2. Application to Government Units. To the extent allowed by the State of Wisconsin, this code shall apply to any development, subdivision, land, building, structure, or use by City, county, state, or federal agencies on lands. Where this code does not control, such agencies are encouraged to meet the provisions of this code.

Sec. 115-2. Districts established.

In order to regulate and restrict the use of all structures, lands and waters; regulate and restrict lot coverage, population distribution and density and the size and location of all structures so as to: Lessen congestion in and promote the safety and efficiency of the streets and highways; secure safety from fire, panic and other dangers; reduce the hazard of flood to life and property; protect floodplain occupants from a flood which is or may be caused by their own land use and which is or may be undertaken without full realization of the danger; protect the public from extraordinary financial expenditures for flood control and relief; protect the storage capacity of floodplains; assure retention of sufficient floodway area to convey flood flows which can reasonably be expected to occur; provide adequate light, air, sanitation and drainage; prevent overcrowding; avoid undue population concentration; facilitate an adequate provision of public

facilities and utilities, stabilize and protect property values; further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the community and historic properties; and implement the community's general plan or plan components, the City of La Crosse is hereby divided into Basic Zoning Districts and Zoning Overlay Districts.

- (1) Open Space/Reserve (OSR)
- (2) General Residential District (GRD)
- (3) Neighborhood Residential District (NRD)
- (4) Urban Residential District (URD)
- (5) Mobile Home Residential (MHD)
- (6) Compact Residential District (CRD)
- (7) Traditional Neighborhood District (TND)
- (8) Neighborhood Mixed Use (NMX)
- (9)

~~Agricultural District.~~

- ~~(2) Exclusive Agricultural District.~~
- ~~(3) R-1, Single Family Residence District.~~
- ~~(4) R-3, Special Residence District~~
- ~~(5) R-2, Residence District.~~
- ~~(6) R-4, Low Density Multiple Dwelling District.~~
- ~~(7) R-5, Multiple Dwelling District.~~
- ~~(8) R-6, Special Multiple Dwelling District.~~
- ~~(9) Washburn Residential Neighborhood District~~

- ~~(10) Local Business District.~~
- ~~(11) Community Business District.~~
- ~~(12) Commercial District.~~
- ~~(13) M-1, Light Industrial District.~~
- ~~(14) Heavy Industrial District.~~
- (15) Public Utility District.
- ~~(16) Parking Lot District.~~
- (17) Planned Development District.
- ~~(18) Public and Semi-Public District.~~
- (19) Conservancy District.
- (20) Flood Zoning Overlay Districts.

- a. FSD, Flood Storage Zoning Overlay District.
- b. Regional Flood Fringe Zoning Overlay District.

- c. SDPD, Shallow Depth Flood Plain Zoning Overlay District.
 - d. GFD, General Flood Plain Zoning Overlay District.
 - e. FW, Floodway District.
 - f. Floodway Fringe Zoning Overlay District.
 - g. PCFP, Pammel Creek Overlay District.
- (21) Historic Zoning Overlay District.
- (22) Shoreland-Wetland District (See chapter 109).
- (b) Districts 1 through 19, as shown above, shall be considered Basic Zoning Districts and Districts 20a, 20b, 20c, 20d, (21) and (22) shall be considered Zoning Overlay Districts. Failure to include the complete title of a district when referencing a district does not invalidate the district reference.
- (Code 1980, § 15.02(A))

Sec. 115-3. Zoning map.

The City is hereby divided into 20 Basic Zoning Districts and six Zoning Overlay Districts, and the boundaries of such districts are shown upon the **Master Zoning Map on file in the office of the Department of Planning and Development**, except as provided otherwise in this chapter, which map is hereby incorporated by reference.

- (1) The boundaries of the Flood Zoning Overlay Districts are those boundaries designated as the Special Flood Hazard Areas (SFHAs) subject to Inundation by the one percent Annual Chance Flood on FEMA FIRM Maps dated January 6, 2012 and should the City fall out of compliance in its maintenance of the Pammel Creek Flood Control Project, then the FEMA Flood Boundary and Floodway map 555562, panel Numbers 0006 and 0007 dated May 15, 1985 will apply pursuant to Wis. Admin. Code § NR 116.17(2).
- (2) The boundary of the Floodway District shown on the Master Zoning maps includes, but is not limited to, all lands designated as "floodway" on the FIRM maps dated January 6, 2012, as revised or annotated from time to time by the Federal Emergency Management Agency prepared for the City of La Crosse by the Federal Emergency Management Agency.
- (3) The report "Flood Insurance Study, La Crosse County Wisconsin, and incorporated areas Federal Emergency Management Agency - Flood Insurance Study Number 55063CV001B and 55063CV002B dated January 6, 2012" referred to herein as Flood Plain Report, prepared for La Crosse County and the City of La Crosse by the Federal Emergency Management Agency, is hereby incorporated into this chapter by reference and together with the FIRM Maps referenced in Subsections (1) and (2) of this section shall be used to determine the elevations of the Base Flood.
- (4) The FIRM (Flood Insurance Rate Maps) dated January 6, 2012, as revised or annotated from time to time by the Federal Emergency Management Agency prepared for La Crosse County and the City of La Crosse by the Federal Emergency Management Agency are hereby incorporated into this chapter by reference.

(Code 1980, § 15.02(B))

Sec. 115-##. Boundaries of districts.

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Master Zoning Map, the following rules shall apply:

- (1) The district boundaries are either streets, alleys or lot lines unless otherwise shown and where the districts designated on the Master Zoning Map are bounded approximately by street, alley or lot lines, said street, alley or lot line, respectively, shall be construed to be the boundary of such district.
- (2) Where the district boundaries are neither streets, alleys or lot lines, unless otherwise clearly indicated on the Master Zoning Map, they shall be determined by use of the scale on said Master Zoning Map.

(Code 1980, § 15.32)

Sec. 115-##. Annexed territory.

Unless otherwise provided for by the Common Council, all new territory annexed to the City shall temporarily be subject to the zoning regulations and classifications of any County zoning ordinance with respect to the territory at the time of annexation until definite district boundaries and regulations for such annexed territory are adopted by the Council; provided, however, that definite district boundaries and regulations for such annexed territory shall be adopted by the Council within 90 days from the date of annexation to the City. No building permits shall be issued during the period of time when temporary zoning is provided with the annexation in accordance with Wis. Stat. § 66.0217(8), unless such temporary zoning is the same as that provided at the time of filing of the petition.

(Code 1980, § 15.31)

Sec. 115-##. Zoning of vacated streets and alleys.

All public streets and alleys hereinafter vacated in accordance with the provisions of Wis. Stat. § 66.1003 shall be automatically placed in the same zoning district as the land to which it is contiguous and to which it will be attached upon completion of the vacation proceedings unless designated otherwise by the Common Council.

(Code 1980, § 15.04(H))

Section 115-xx Open Space/Reserve (OSR)

Purpose: The intent of this district is to allow agricultural uses and preserve lands suited to future urban development to ensure compact and orderly land use development. Change of zoning from agriculture to any other zoning district shall be made only when compatible with the Comprehensive Plan.



1. Typical Development Pattern



Area Standards	
Lot Size (Min.)	5 Ac
Lot size (Max.)	N/A
Lot width (Min.)	250 Ft
Density (D.U. / Ac) (5 Ac)	1

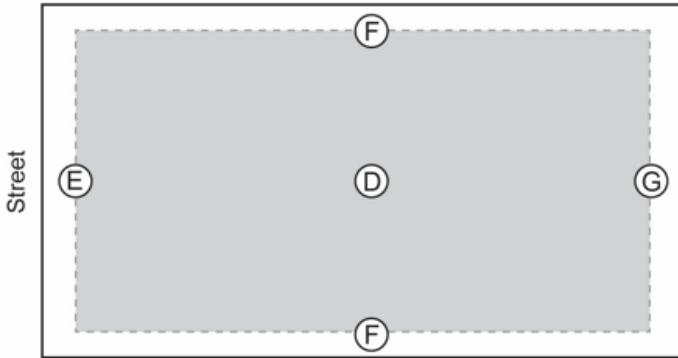
Building Types Allowed	
Single Family Unit	
Two Family Unit	
Accessory Dwelling Unit	
Agricultural Out Buildings	

Section 115-xx Open Space/Reserve (OSR)

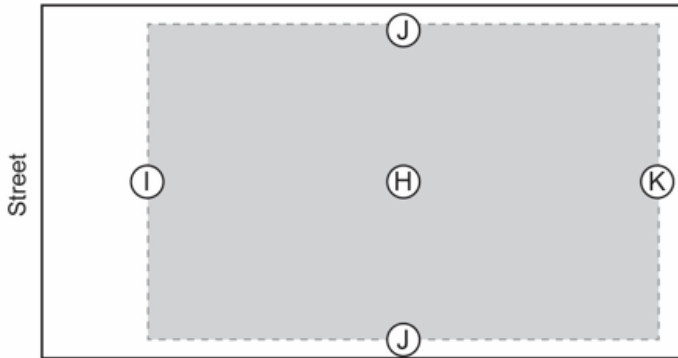
2. Dimensional Standards



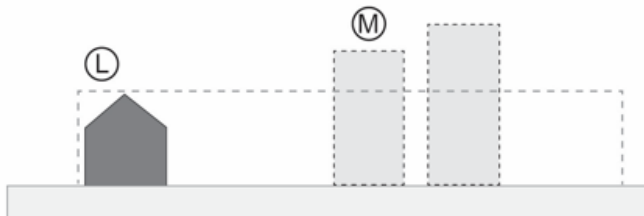
Building Placement	
(A) Front Setback	50 Ft
(B) Side Setback	20 Ft
(C) Rear Yard Setback	30 Ft



Parking & Loading	
(D) Parking Area Allowed	
(E) Front Setback	20 Ft
(F) Side Setback	20 Ft
(G) Rear Setback	20 Ft



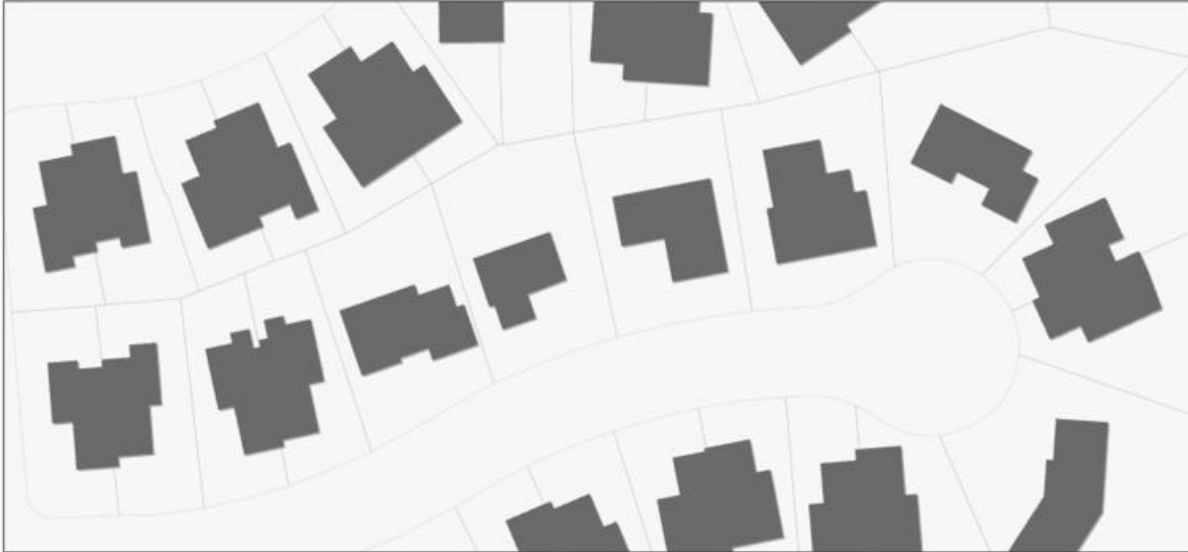
Accessory Structures	
(H) Accessory Structures Allowed	
(I) Front Setback	75 Ft
(J) Side Setback	10 Ft
(K) Rear Setback	10 Ft
Number of Allowed Structures	N/A



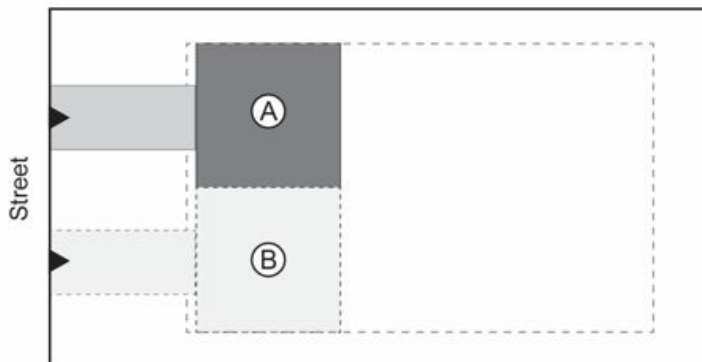
Structure Height	
(L) Primary Building Height (Max.)	55 Ft
(M) Acc. Structure Height (Max.)	N/A

Section 115-xx General Residential District (GRD)

Purpose: The intent of this district is to accommodate existing one-unit detached housing, typically front loaded, and allow for up to two units per lot based on the established neighborhood character and patterns of development.



1. Typical Development Pattern



Area Standards	
Lot Size (Min.)	7,500 Sq Ft
Lot Size (Max.)	5 Ac
Lot Width (Min.)	75 Ft
Density (D.U. / Ac)	10

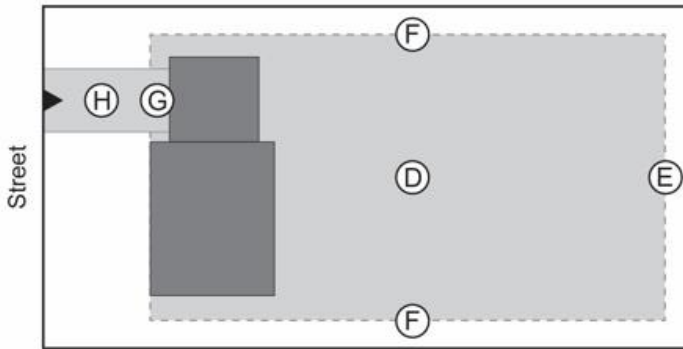
Building Types Allowed	
(A)	Single Family Detached
(B)	Two Family Attached
	Accessory Dwelling Unit

Section 115-xx General Residential District (GRD)

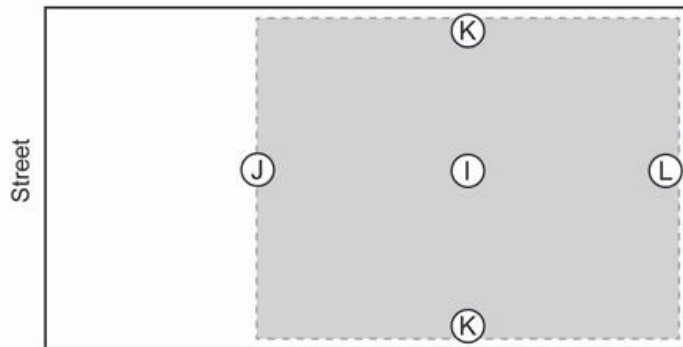
2. Dimensional Standards



Building Placement	
(A) Front Setback	30 Ft
(B) Side Setback	6 Ft
(C) Rear Setback	15 Ft



Parking & Loading	
(D) Parking Area Allowed	
(E) Rear Setback	5 Ft
(F) Side Setback	6 Ft
(G) Garage Setback	5 Ft
(H) Driveway Width	16 Ft



Accessory Structures	
(I) Accessory Structures Allowed	
(J) Front Setback	50 Ft
(K) Side Setback	2 Ft
(L) Rear Setback	2 Ft
Number of Allowed Structures	2



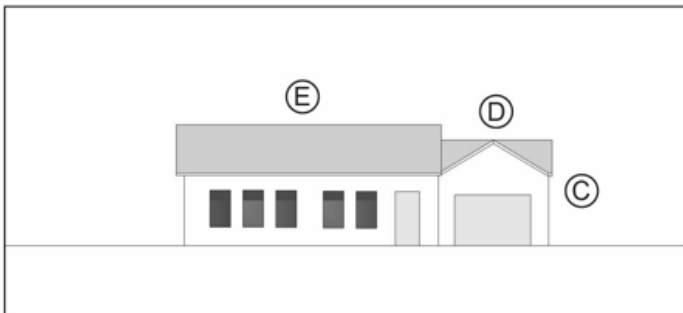
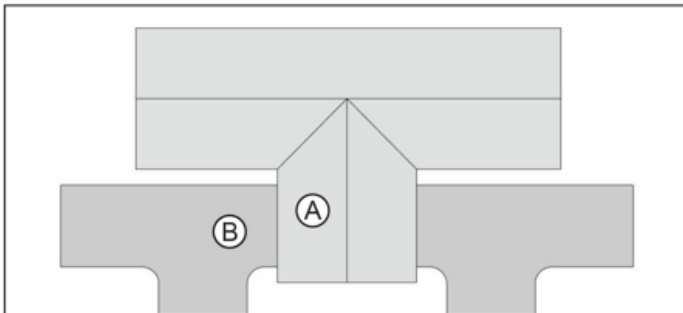
Structure Height	
(M) Primary Building Height (Max.)	35 Ft
(N) Acc. Structure Height (Max.)	15 Ft

Section 115-xx General Residential District (GRD)

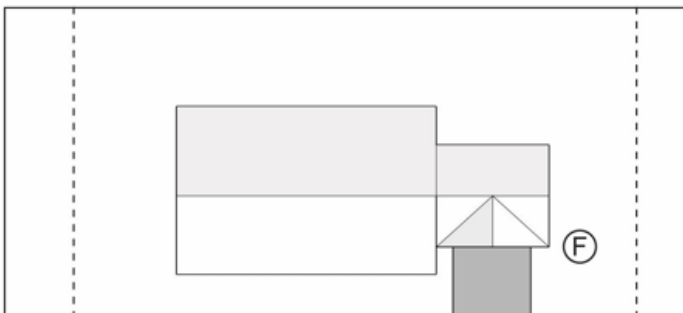
3. Form Based Elements



Frontage	
(A)	Two unit building with garage forward design; gable faces street; garage loads
(B)	Perpendicular to street

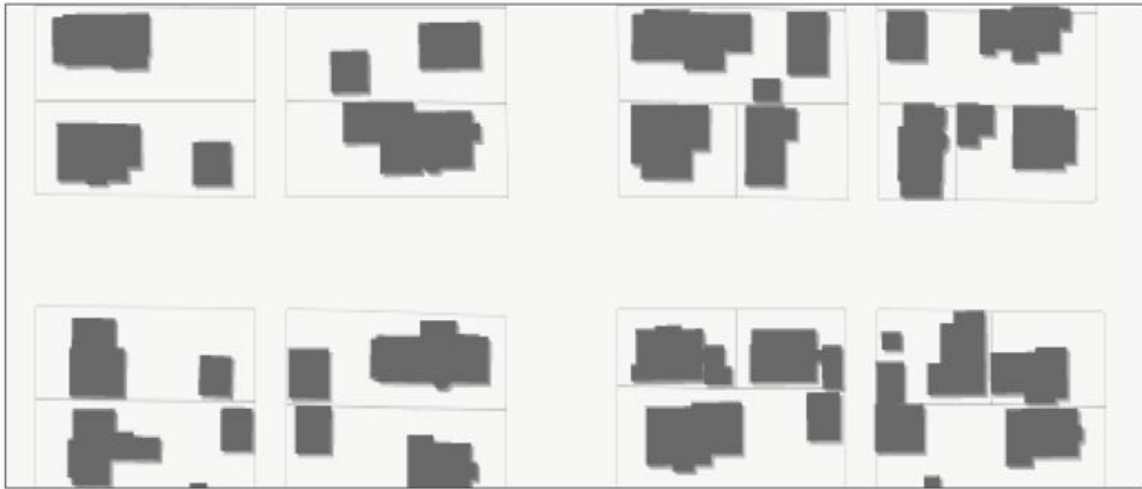


Configuration	
(C)	Street facing garage
(D)	Garage cannot exceed 50% of total principal building facade (E)
(F)	Garage setback from principal building 5 feet minimum

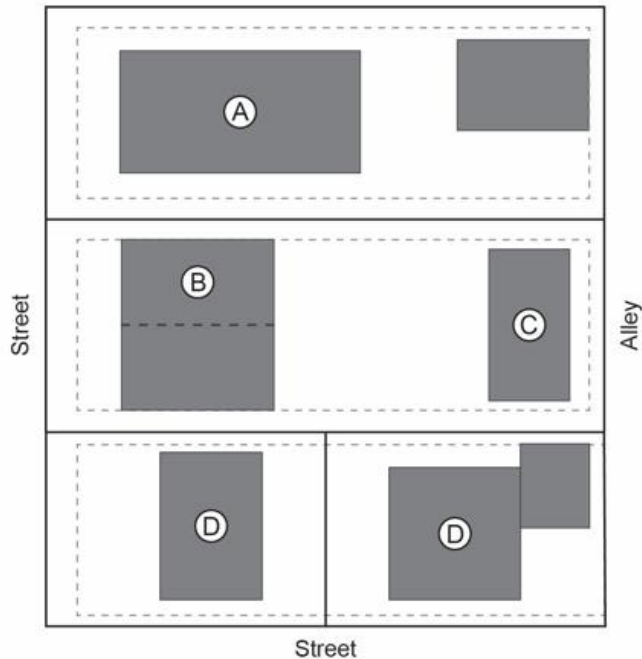


Section 115-xx Neighborhood Residential District (NRD)

Purpose: The intent of this district is to allow a range of residential uses including existing lots as small as 2500 sq. ft. as well as a variety of detached, attached and accessory dwelling units. Commercial uses that are consistent with the physical scale and character of the neighborhood are allowed up to 3,000 sq. ft.



1. Typical Development Pattern

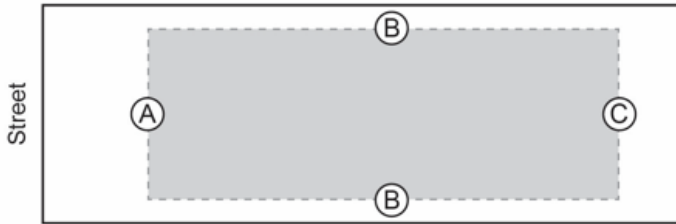


Area Standards	
Lot Size (Min.)	2,500 Sq Ft
Lot Size (Max.)	10,000 Sq Ft
Lot Width (Min.)	30 Ft
Density (D.U. / Acre)	20

Building Types Allowed	
(A)	Single Family Detached
(A)	Single Family Attached
(B)	Two Unit Building
(C)	Accessory Dwelling Unit
(D)	Small Unit Detached
	Small Commercial Building
	Small Mixed-Use Building

Section 115-xx Neighborhood Residential District (NRD)

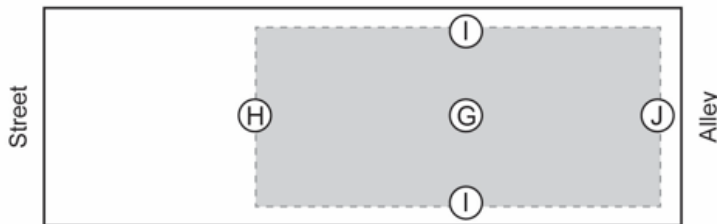
2.1. Dimensional Standards



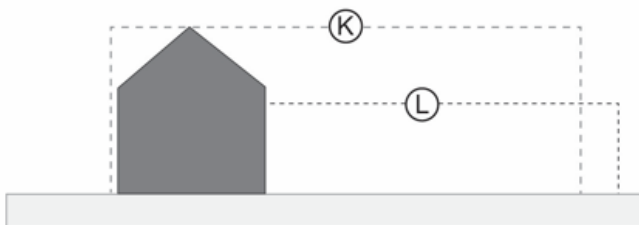
Building Placement	
(A) Front Setback	20 Ft
(B) Side Setback	3 Ft
(C) Rear Setback	10 Ft



Parking & Loading	
(D) Parking Area Allowed	
(E) Rear Setback	0 Ft
(F) Side Setback	2 Ft



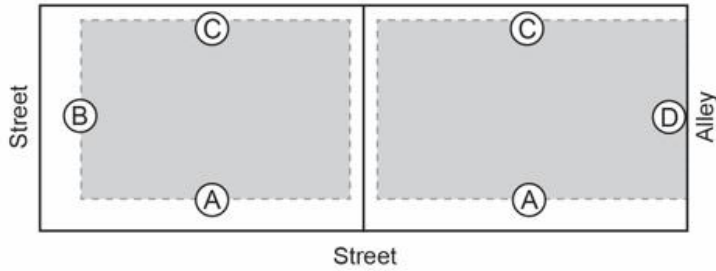
Accessory Structures	
(G) Accessory Structures Allowed	
(H) Front Setback	50 Ft
(I) Side Setback	3 Ft
(J) Rear Setback	3 Ft
Number of Allowed Structures	2



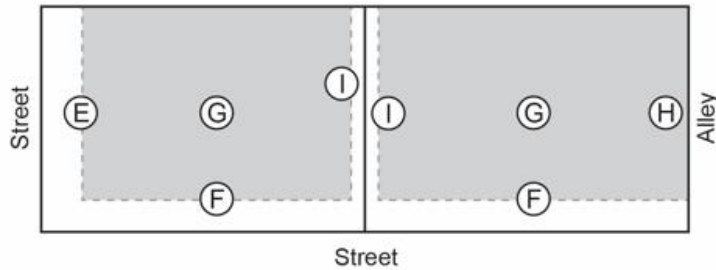
Structure Height	
(K) Primary Building Height (Max.)	35 Ft
(L) Acc. Structure Height (Max.)	17 Ft

Section 115-xx Neighborhood Residential District (NRD)

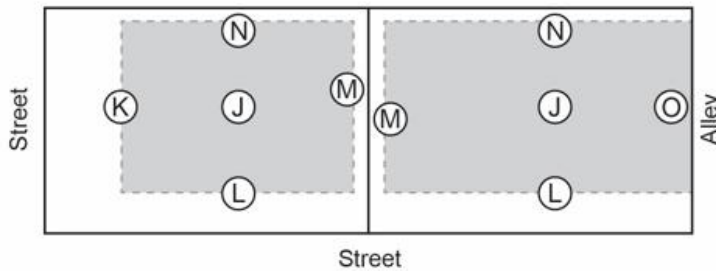
2.2. Dimensional Standards/Small Lot



Building Placement	
(A) Front Setback	10 Ft
(B) Street Setback	10 Ft
(C) Rear Setback	3 Ft
(D) Alley Setback	0 Ft



Parking & Loading	
(E) Street Setback	10 Ft
(F) Front Setback	10 Ft
(G) Parking Areas Allowed	
(H) Alley Setback	0 Ft
(I) Side Setback	3 Ft



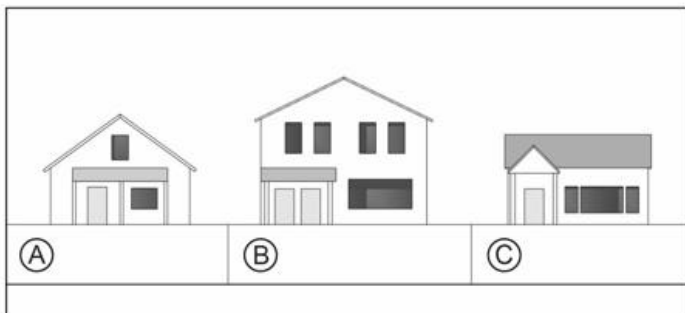
Accessory Structures	
(J) Accessory Structures Allowed Location	
(K) Street Setback	20 Ft
(L) Front Setback	10 Ft
(M) Side Setback	3 Ft
(N) Rear Setback	3 Ft
(O) Alley Setback	0 Ft



Structure Height	
(P) Primary Building Height (Max.)	35 Ft
(Q) Acc. Structure Height (Max.)	15 Ft

Section 115-xx Neighborhood Residential District (NRD)

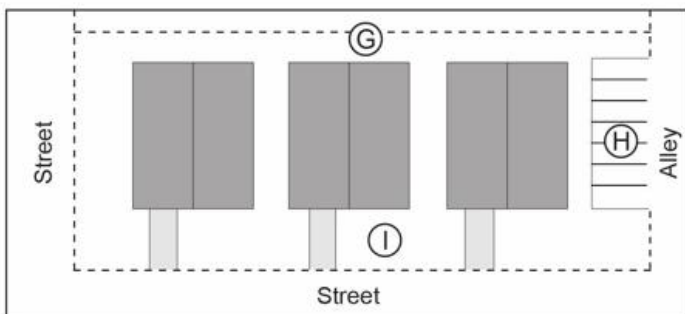
3. Form Based Elements



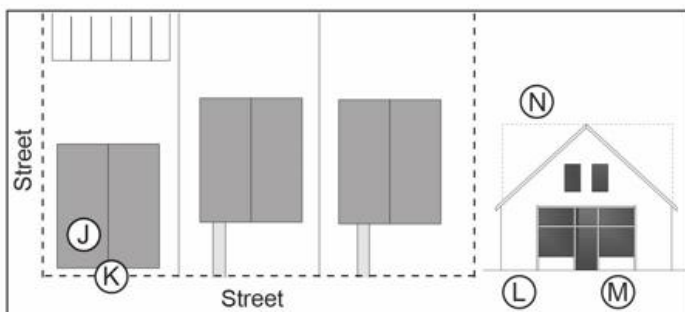
Frontage	
(A)	Typical detached unit presents gable to the public street
(B)	Two unit building w/ gable facing frontage
(C)	Transverse gable should include gable entry/porch feature



Encroachment	
(D)	Front encroachment allowed at front setback up to 8 feet to permit stoops, porches and overhangs
(E)	On small "end grain" lots, garage and/or parking stall should be set back 5 feet behind
(F)	Garage

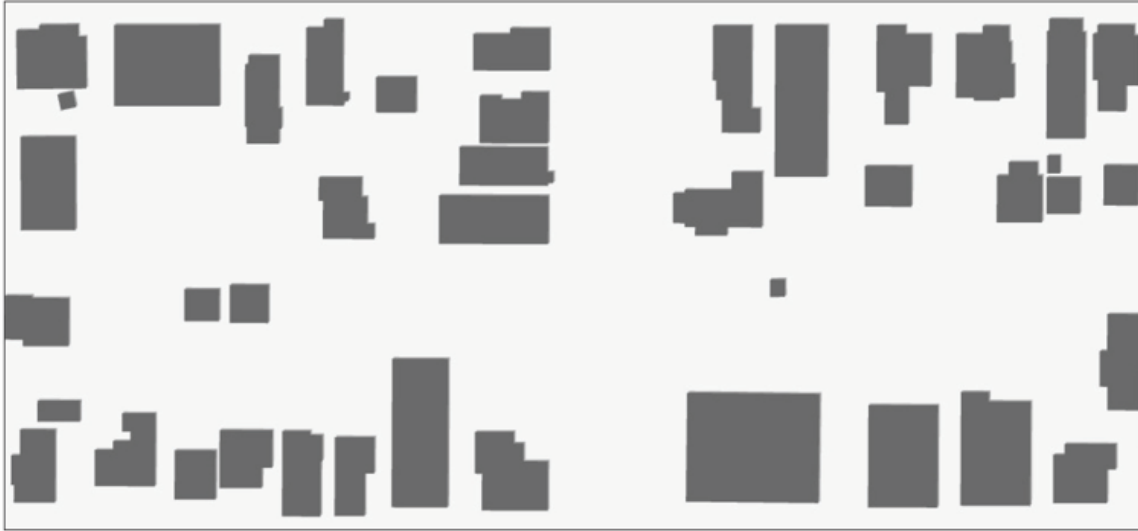


Configuration	
(G)	Cluster
(H)	Parking from alley shared
(I)	"End grain" lot
(J)	Commercial uses are limited to corner lot locations
(K)	Front setback of 0 - 20 feet is allowed
(L)	Neighborhood commercial building should be a gable-facing facade
(M)	Shopfront building frontage should include 40 - 60% transparency
(N)	If mixed use, then second story can have a flat roof

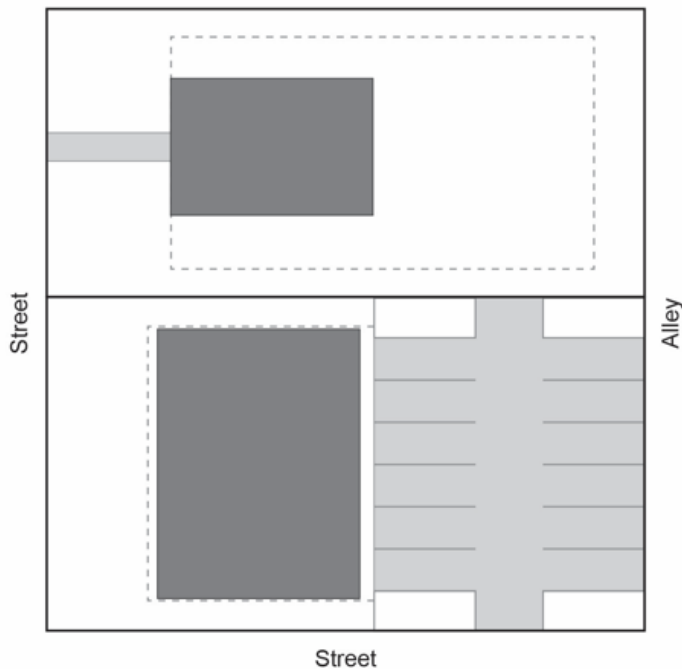


Section 115-xx Urban Residential District (URD)

Purpose: The intent of this district is to allow a range of detached and attached single family units as well as multi-family units and limited neighborhood serving commercial. Commercial uses that are consistent with the physical scale and character of the neighborhood are allowed up to 3,000 sq ft.



1. Typical Development Pattern



Area Standards	
Lot Size (Min.)	5,000 Sq Ft
Lot Size (Max.)	43,650 Sq Ft
Lot Width (Min.)	50 Ft
Density (D.U. / Ac)	N/A

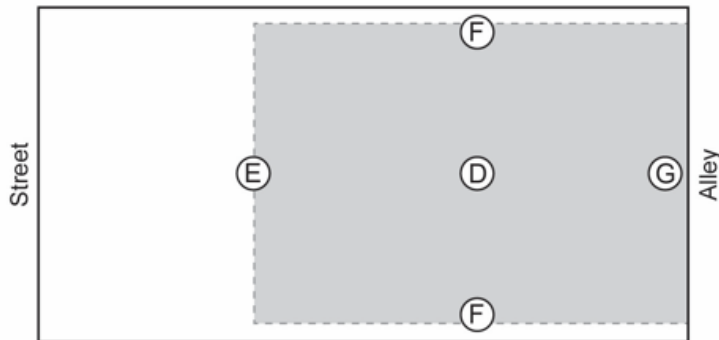
Building Types Allowed	
Single Family Detached	
Single Family Attached	
Two Unit Building	
Townhouse	
Multi-Family	
Accessory Dwelling Unit	
Small Commercial Building	
Small Mixed-Use Building	

Section 115-xx Urban Residential District (URD)

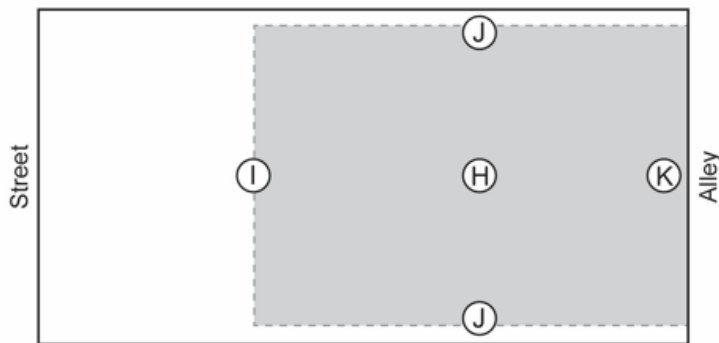
2. Dimensional Standards



Building Placement	
(A) Front Setback	20 Ft
(B) Side Setback	4 Ft
(C) Rear Yard Setback	10 Ft



Parking & Loading	
(D) Parking Area Allowed	
(E) Front Setback	50 Ft
(F) Side Setback	2 Ft
(G) Alley Setback	0 Ft



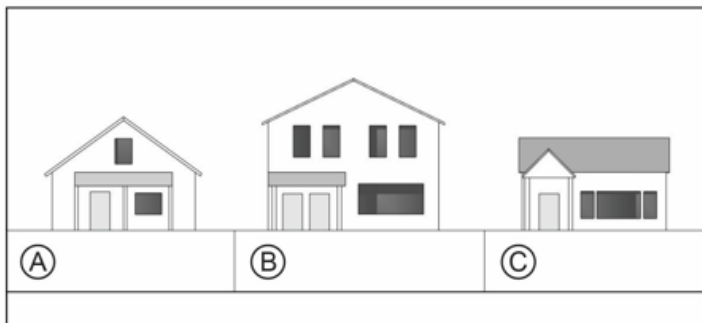
Accessory Structures	
(H) Accessory Structures Allowed	
(I) Front Setback	50 Ft
(J) Side Setback	2 Ft
(K) Rear Setback	2 Ft
Number of Allowed Structures	2



Structure Height	
(L) Primary Building Height (Max.)	35 Ft
(M) Acc. Structure Height (Max.)	15 Ft

Section 115-xx Urban Residential District (URD)

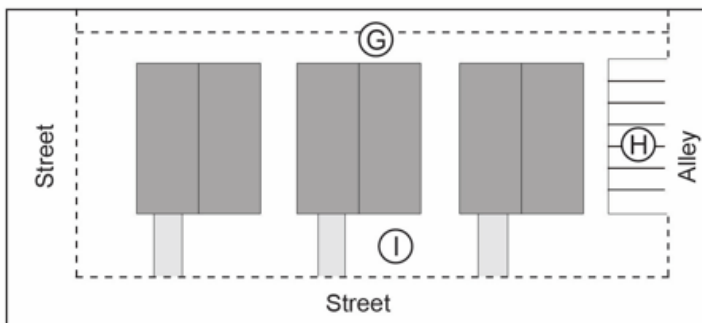
3. Form Based Elements



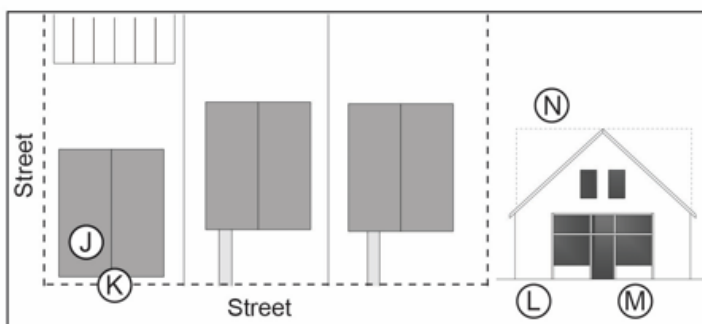
Frontage	
(A)	Typical detached unit presents gable to the public street
(B)	Two unit building w/ gable facing frontage
(C)	Transverse gable should include gable entry/porch feature



Encroachment	
(D)	Front encroachment allowed at front setback up to 8 feet to permit stoops, porches and overhangs
(E)	On small "end grain" lots, garage and/or parking stall should be set back 5 feet behind
(F)	Garage



Configuration	
(G)	Cluster
(H)	Parking from alley shared
(I)	"End grain" lot
(J)	Commercial uses are limited to corner lot locations
(K)	Front setback of 0 - 20 feet is allowed
(L)	Neighborhood commercial building should be a gable-facing facade
(M)	Shopfront building frontage should include 40 - 60% transparency
(N)	If mixed use, then second story can have a flat roof



Section 115-xx Mobile Home Residential (MHD)

Purpose: The intent of this district is to allow a residential dwelling that is transportable in one or more sections, and built to comply with federal HUD standards. It is considered a realty improvement if permanently affixed to land, off its wheels, and connected to utilities.



1. Typical Development Pattern

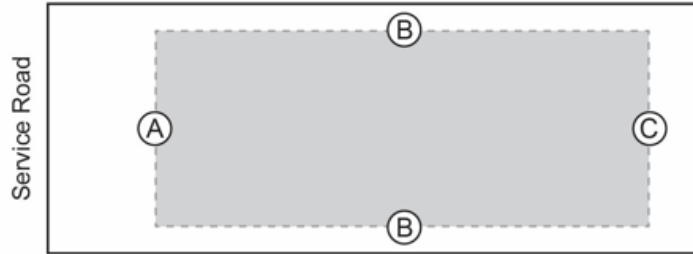


Area Standards	
Park Size (Min.)	5 Acres
Lot Size (Max.)	4,000 Sq Ft
Lot Width (Min.)	40 Ft
Separation (Min.)	20 Ft
Drive / Access (Min.)	30 Ft

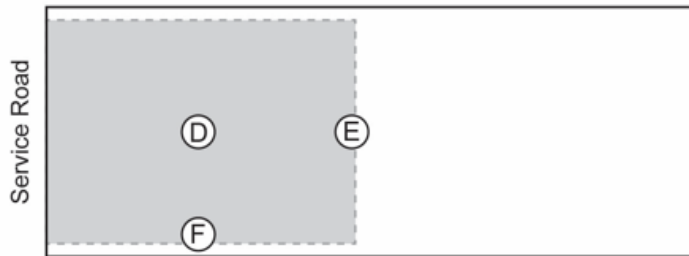
Building Types Allowed
Mobile/Manufactured Homes

Section 115-xx Mobile Home Residential (MHD)

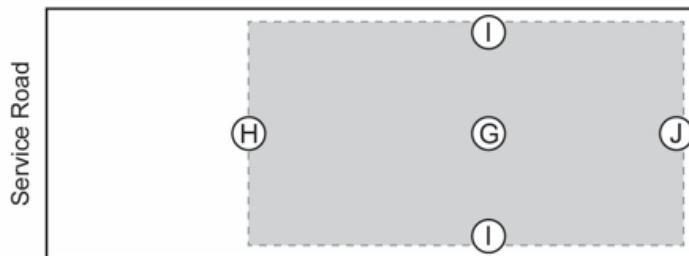
2. Dimensional Standards



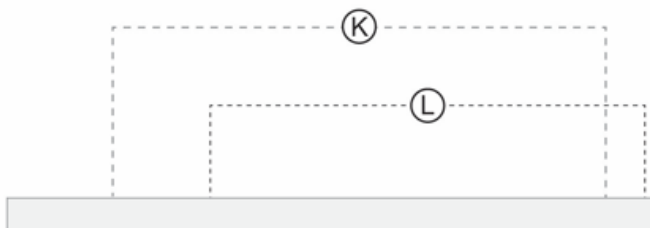
Building Placement	
(A) Front Setback	15 Ft
(B) Side Setback	
(C) Rear Setback	5 Ft



Parking & Loading	
(D) Parking Area Allowed	50 Ft
(E) Rear Setback	N/A
(F) Side Setback	2 Ft



Accessory Structures	
(G) Accessory Structures Allowed	
(H) Front Setback	25 Ft
(I) Side Setback	2 Ft
(J) Rear Setback	2 Ft



Structure Height	
(K) Primary Building Height (Max.)	15 Ft
(L) Acc. Structure Height (Max.)	12 Ft

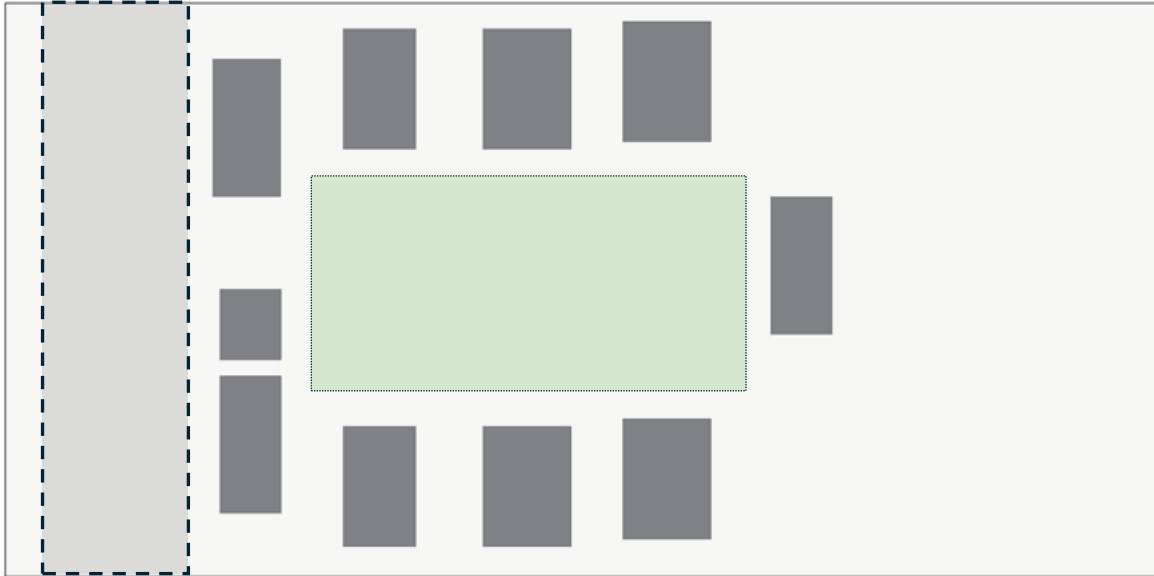
Section 115-xx Mobile Home Residential (MHD)

3. Form Based Elements

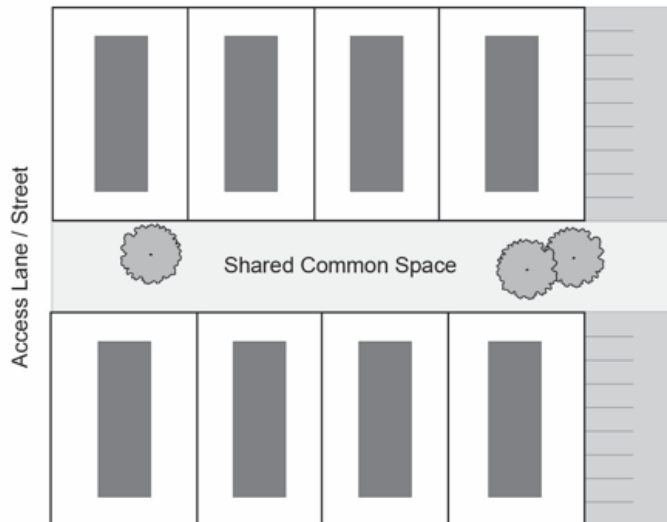
PLACEHOLDER

Section 115-xx Compact Residential (CRD)

Purpose: The intent of this district is to allow small, detached homes (under 500 sq. ft.) based on a specific site plan, development standards and a maximum development area of 1/2 acre.



1. Typical Development Pattern



Area Standards	
Lot Size (Min.)	10,000 Sq Ft
Lot Size (Max.)	21,780 Sq Ft
Lot Width (Min.)	30 Ft
Density Range (D.U. / Acre)	8 - 16
Shared Common Space (Min.)	20%
Unit Sq. Ft. (Max.)	400 Sq Ft

Building Types Allowed
Small Modular Detached Units

Section 115-xx Compact Residential (CRD)

2. Dimensional Standards

PLACEHOLDER

Section 115-xx Compact Residential (CRD)

3. Form Based Elements

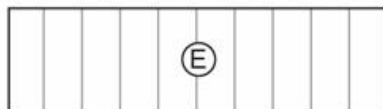
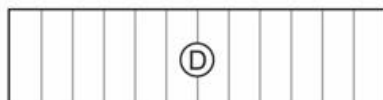
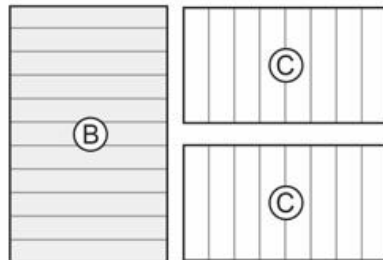
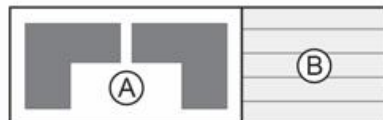
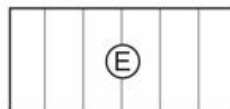
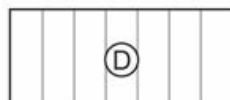
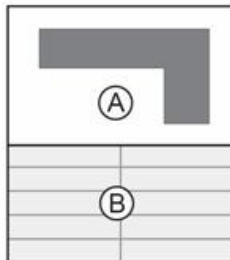
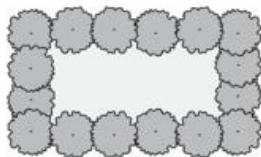
PLACEHOLDER

Section 115-xx Traditional Neighborhood District (TND)

Purpose: The intent of this district is to allow the development and redevelopment of land consistent with the design principles of traditional neighborhoods. A traditional neighborhood: is compact; designed for the human scale; provides a mix of uses; provides a mix of housing styles, types, and sizes; incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit; and retains existing significant buildings while incorporating significant environmental features into the design. Minimum TND size is 10 acres.



1. Typical Development Pattern



Area Standards	
Area Size (Min.)	10 Acres
Area Size (Max.)	N/A
Lot Width (Min.)	Varies
Density (D.U. / Ac)	14 - 40
Public Open Space (Min.)	5%
Block Length (Max.)	600 Ft
Block Depth (Max.)	300 Ft

Building Configurations Allowed	
(A)	Multi-Family / Commercial
(B)	Attached Single Unit
(C)	Small Lot Unit
(D)	Medium Lot Unit
(E)	Large Lot Unit

TND Design Standards. In the Traditional Neighborhood Development District there shall be no predetermined specific lot area, lot width, height, bulk or floor area ratio, yard, usable open space, sign and off-street parking requirements but are determined as part of an approved specific and precise comprehensive development plan and shall be, along with the plan itself, construed to be and enforced as a part of this section. Height, yard, vision, setback, parking, lot coverage, and other related standards applicable to similar uses in other comparable zoning districts along with neighboring properties shall be considered by the City Plan Commission and the Common Council when reviewing proposed developments under this zoning district. The Common Council shall have final approval on all proposed developments. The Common Council may approve, deny or amend any proposed development in accordance with subsection (a)(2) of this section.

(1) Traditional Neighborhood Development Uses. A traditional neighborhood development should consist of a mix of residential uses, mixed use areas, and open space.

a. A mix of residential uses of the following types can occur anywhere. For infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the proposed development.

1. Single-family detached dwellings, including manufactured homes.
2. Single-family attached dwellings, including duplexes, townhouses, row houses.
3. Multifamily dwellings, including senior housing.
4. Secondary dwelling units (Accessory Dwelling Units).
5. Special needs housing, such as community living arrangements and assisted living facilities.

b. Mixed use areas can include commercial, residential, civic or institutional, and open spaces.

1. Commercial uses.

i. Food services. (Neighborhood grocery stores; butcher shops; bakeries; restaurants, cafes; coffee shops; neighborhood bars or pubs); ii. Retail uses (florists or nurseries; hardware stores; stationery stores; bookstores; studios and shops of artists and artisans); iii. Services (day care centers; music, dance or exercise studios; offices, including professional and medical offices; barber; hair salon; dry cleaning); iv. Accommodations (bed and breakfast establishments, small hotels or inns).

2. Residential uses.

i. Single family attached dwellings, including duplexes, townhouses, row houses; ii. Multifamily dwellings, including senior housing; iii. Residential units located on upper floors above commercial uses or to the rear of storefronts; iv. "Live/work" units that combine a residence and the resident's workplace.; v. "Special needs" housing, such as community living arrangements and assisted living facilities.

3. Civic or institutional uses

i. Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices.; ii. Transit shelters' iii. Places of worship' iv. Educational facilities.

4. Open space uses.

i. Central square; ii. Neighborhood parks; iii. Playground; iv. Community Gardens.

c. Open space uses.

1. Environmental corridors.
2. Protected natural areas.
3. Community parks.
4. Streams, ponds, and other water bodies.
5. Stormwater detention/retention facilities.
6. Community Gardens.

(2) Development Density. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

- a. The number of single-family attached and detached units permitted shall be four—15 dwelling units per net acre.
- b. The number of multi-family units shall be 15—40 dwelling units per net acre.
- c. Secondary dwelling units are calculated into the dwelling's units per acre as stated above.
- d. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than ten dwelling units or ten percent, whichever is greater.

Section 115-xx Traditional Neighborhood District (TND)

2. Dimensional Standards

PLACEHOLDER

Section 115-xx Traditional Neighborhood District (TND)

3. Form Based Elements

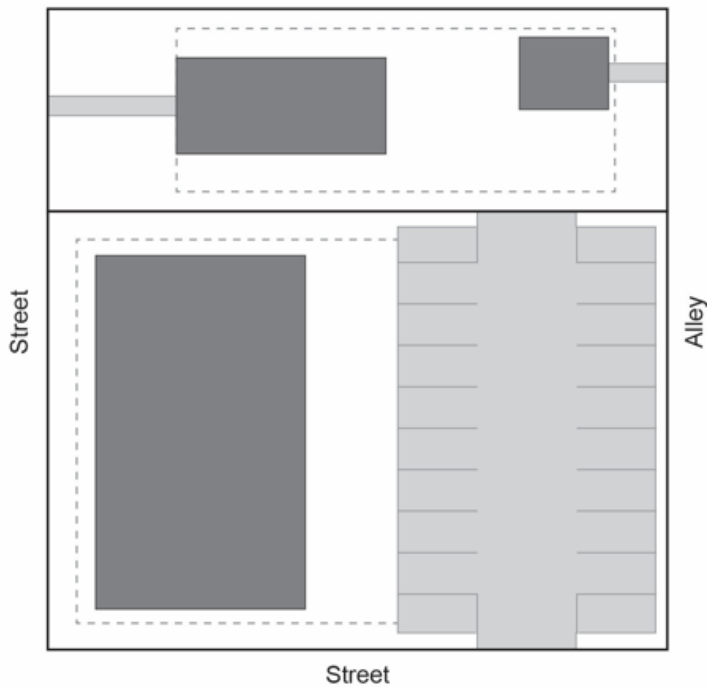


Section 115-xx Neighborhood Mixed Use (NMX)

Purpose: The intent of this district is to allow small-scale commercial/retail uses in a compact, walkable area in a neighborhood setting. This district encourages pedestrian-friendly design with small, mixed-use buildings, outdoor seating areas, and on-street parking.



1. Typical Development Pattern

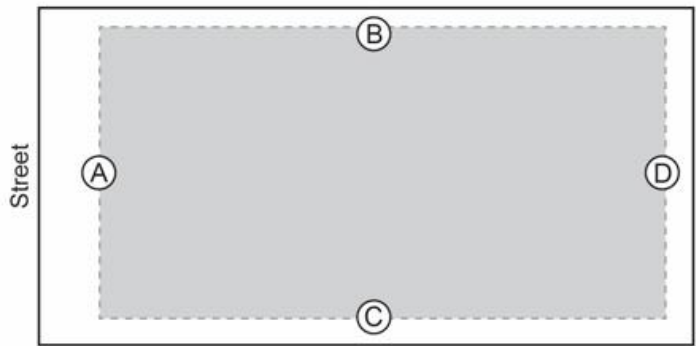


Area Standards	
Lot Size (Min.)	5,000 Sq Ft
Lot Size (Max.)	43,650 Sq Ft
Lot Width (Min.)	50 Ft
Density (D.U. / Ac)	N/A
Commercial Sq Ft (Max.)	12,000 Sq Ft

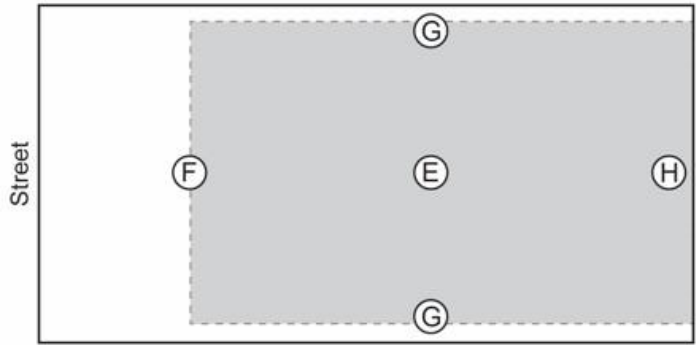
Building Types Allowed	
Residential, Detached	
Residential, Attached	
Commercial / Retail	
Office	

Section 115-xx Neighborhood Mixed Use (NMX)

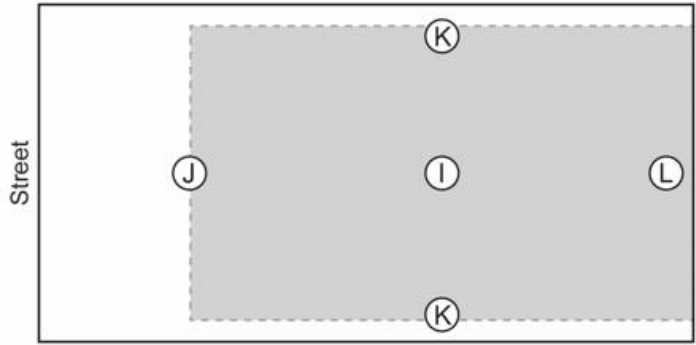
2. Dimensional Standards



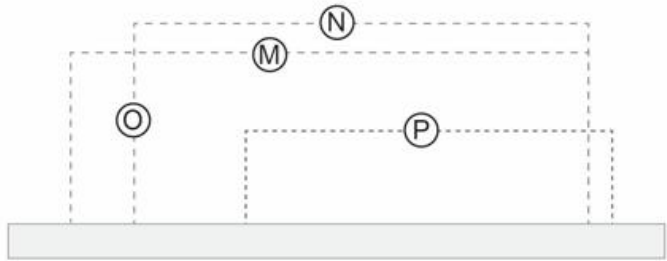
Building Placement	
(A) Front Setback	0 - 12 Ft
(B) Side Setback	3 Ft
(C) Side Setback (Residential)	10 Ft
(D) Rear Setback	5 Ft



Parking & Loading	
(E) Parking Area Allowed	
(F) Front Setback	25 Ft
(G) Side Setback	2 Ft
(H) Rear Setback	0 Ft



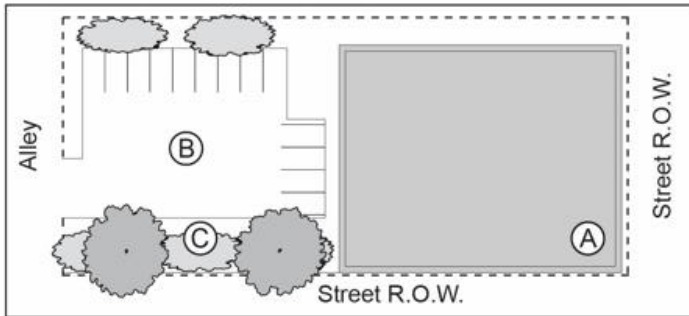
Accessory Structures	
(I) Accessory Structures Allowed Location	
(J) Front Setback	25 Ft
(K) Side Setback	3 Ft
(L) Rear Setback	5 Ft
Number of Allowed Structures	2



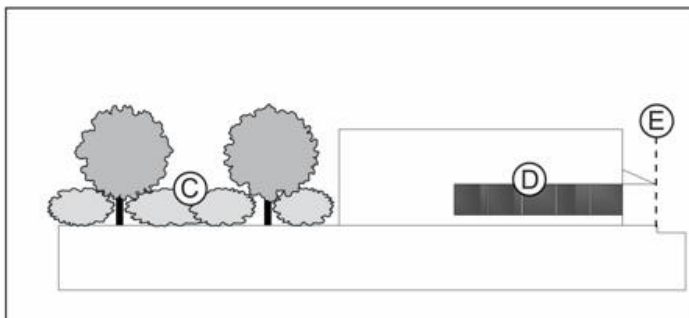
Structure Height	
(M) Primary Building Height (Max.)	35 Ft
(N) Additional Floor Height	45 Ft
(O) Additional Floor Setback	10 Ft
(P) Accessory Building Height	15 Ft

Section 115-xx Neighborhood Mixed Use (NMX)

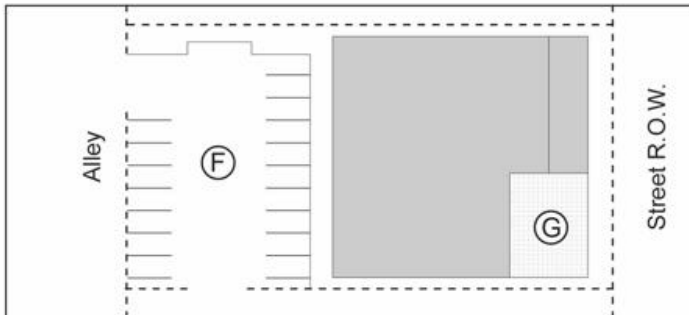
3. Form Based Elements



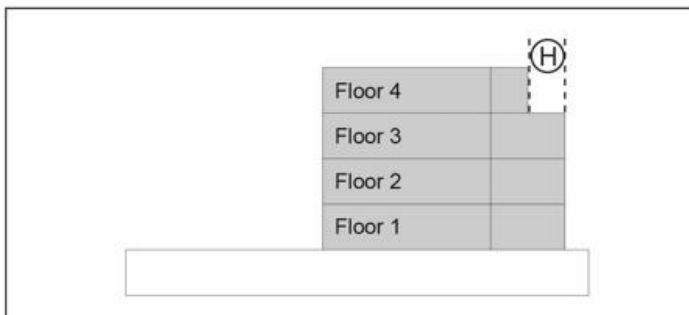
Frontage	
(A)	Commercial buildings at the intersection must be built to the corner (0 - 10 ft)
(B)	Parking access from alley should be located behind the building
(C)	Surface parking fronting a public R.O.W. must be screened a min. 48" with wall or landscaping
(D)	Principal facade and 50% of side facade must include at least 50% transparency at street level



Encroachment	
(E)	Awnings and projecting signs may encroach the public R.O.W. up to 42"



Configuration	
(F)	Multi-family building parking should be located behind principal building
(G)	Optional courtyard should be 1,000 sq. ft. (min.)
(H)	Fourth floor must be step back minimum 8 ft from principal facade and/or facade that fronts public street R.O.W.



Item 3: Art. I & Art. II_Review Draft Handout_Residential Districts_18Mar2026

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