

B. Height and Lot Requirements.

The height and lot requirements shall be as follows:

Uses/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Principal uses	5,000	25	-	(1)	5	5 (3)	-	60
Accessory uses	-	-	-	(2)	5	5	-	10

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not permitted in the front yard setback.
- (3) No side yard setback shall be required along a common party wall.

Front Yard Setback Table						
Rural Street (feet)	State Highway(feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
30 ¹	-	-	-	25	25	25

¹ The minimum setback shall be the greater of 25 feet from the property line or 58 feet from the centerline of a county road.

Sec. 27-425 I-2 Industrial District.

A. Intent.

The intent of the I-2 Industrial District is to accommodate moderate to high impact industrial uses including large scale and specialized industrial operations requiring good transportation access and public facilities and services and which are generally not compatible with commercial land uses.

In the I-2 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the I-2 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

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				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Principal uses	5,000	25	-	(1)	5	5 (3)	-	60
Accessory uses	-	-	-	(2)	5	5	-	10

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not allowed in the front yard setback.
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Front Yard Setback Table						
Rural Street (feet)	State Highway(feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
30 ¹	-	-	-	25	25	25

¹ The minimum setback shall be the greater of 30 feet from the property line or 63 feet from the centerline of a county road.

Sec. 27-426 I-3 Heavy Industrial District.

A. Intent.

The intent of the I-3 Heavy Industrial District is to provide land for industrial uses that may pose a serious threat to the health or safety of the general public and individuals either on or off the parcel. Certain uses may require special permission to locate in this district.

In the I-3 District, no building, structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved or altered except for one or more of the use types permitted in the I-3 District by right, permitted pursuant to meeting design standards, permitted by conditional use permit or by special use permit, according to Sec. 27-406 of these regulations, and all uses shall be subject to the development and performance standards set forth in these regulations.

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Uses/Structures	Min. Lot Area (Sq. Ft)	Minimum Frontage (feet)	Minimum Lot Depth (feet)	Minimum Setbacks			Max. Height (feet)	Max. Lot Coverage (%)
				Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)		
Principal uses	5,000	25	-	(1)	10	10 (3)	-	60
Accessory uses	-	-	-	(2)	5	10	-	10

- (1) Refer to the Front Yard Setback Table below. Front yard setbacks are based upon the zoning of the lot and the classification of the street or road adjacent to the lot.
- (2) Accessory uses are not allowed in the front yard.
- (3) No side yard setback shall be required along a common party wall.

Front Yard Setback Table						
Rural Street (feet)	State Highway(feet)	Arterial Street (feet)	Collector Street		Residential Street (feet)	30 th Avenue Corridor (feet)
			Non-Residential (feet)	Residential (feet)		
30 ¹	-	-	-	25	25	25

¹ The minimum setback shall be the greater of 30 feet from the property line or 63 feet from the centerline of a county road.

Sec. 27-427 PUD Planned Unit Development District.

A. Intent.

The intent of the PUD Planned Unit Development District is to encourage innovation in residential, commercial and industrial development by allowing a greater variety in type, design, and layout of buildings; to encourage the expansion of urban areas incorporating the best features of design while conserving the value