5.52 LO-01: Lot Standards

This Lot Standards section applies to the following zoning districts:

PR AG IA R1 R2 R3 UR M1 M2 MP UV IS NC LC GC OC CB HC EP IC I1 I2 HI

The intent of the Lot Standards is to protect the health, safety, and welfare of the residents of the zoning jurisdiction of the City by establishing area, width, and frontage requirements for lots. The following standards apply:

A. Applicability: If a lot standard does not appear on the two-page layout for a zoning district, then the standard does not apply to that particular zoning district.
   1. *Minimum Dwelling Site Area*: The minimum dwelling site area shall be per each two-page layout in *Article 2: Zoning Districts*.
   2. *Minimum Dwelling Site Width*: The minimum dwelling site width shall be per each two-page layout in *Article 2: Zoning Districts*.
   3. *Minimum Lot Area*: The minimum lot area shall be per each two-page layout in *Article 2: Zoning Districts*.
   4. *Maximum Lot Area*: The maximum lot area shall be per each two-page layout in *Article 2: Zoning Districts*.
   5. *Minimum Lot Width*: The minimum lot width shall be per each two-page layout in *Article 2: Zoning Districts*.

B. Minimum Lot Frontage:
   1. *General*:
      a. Non Cul-de-sac Lots: The minimum lot frontage on a non cul-de-sac lot shall be a minimum of forty (40) feet.
      b. Cul-de-sac Lots: The minimum lot frontage for lots established on a cul-de-sac shall be a minimum of twenty-five (25) feet.
      c. Agriculture: The minimum lot frontage for lots in the AG or AI District shall be forty (40) feet under all circumstances.