

Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-ZL, Zero Lot Line Residential

The R-ZL District is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including “zero lot line” units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential zones to medium and high-density residential zones.

Lot and Area Standards	
Density	9 dwelling units per acre
Street Frontage	35 ft. min.
Min. Lot Depth	Min. of 100 ft. depth at shallowest point with depth measured at right angles or radial to street right-of-way line.
Corner Lots	Min. width 75 ft. at building line
Zero Lot Line Lots	One side yard setback must be no less than 12 ft., and the other side yard setback may be 0 ft.
Min. Lot Area	4,000 sq. ft.
Min. Lot Width	40 ft.
Max. Lot Coverage, Interior Lot	60%
Max. Lot Coverage, Exterior / Corner Lot	65%
Height	36 ft. max.
Minimum Setback Standards	
Garage, Street Facing	30 ft. from the property line the garage faces
Garage, Side- or Rear-loading	20 ft. from the front property line
Front	20 ft.
Side, Interior	12 ft. / 0 ft.
Side, Exterior	20 ft.
Rear	25 ft.
Easements	Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

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Permitted, Conditional and Accessory Uses		
Permitted	Conditional	Accessory
Agriculture and Animals	Agriculture and Animals	Agriculture and Animals
Animal - domestic or household	Animal - farm	Apiculture
Community garden	Botanical garden	Residential
Residential	Residential	Dwelling - accessory
Dwelling - modular	Home occupation - type b	Transportation, Communication & Utilities
Dwelling - single family	Recreation, Education & Public Assembly	Solar energy system
Home occupation - type a	Aquarium	Wind energy system, small
Residential facility - assisted living	Community center	Other
Recreation, Education & Public Assembly	County club	Building, accessory - nonresidential
Library	Educational facility	
Park - mini	Golf course	
Park - neighborhood	Religious facilities	
Retail	Services	
Mobile food vendor	Adult day care	
Services	Cemetery or mausoleum	
Child care - residential (4 children)	Child care - commercial	
	Child care - residential (5-10 children)	
	Lodging - bed & breakfast	
	Public safety services	
	Transportation, Communication & Utilities	
	Utility facility	
	Wireless communication facility (cell towers)	
	Other	
	Temporary uses	