

<b>ZONING COMPARISON CHART</b>		
	<b>RSS (Residential Single Family Small Lot)</b>	<b>CS (Commercial Shopping)</b>
Lot Size	5000 square feet	No min requirements
Min Lot Width/Depth	50/100 feet	No min requirements
Max Structure Height	35 feet	No min requirements
Min Front Yard	20 feet/10 feet from alley	25 feet/10 feet from alley
Corner lot optional setback	Front: 20 feet Street Side: 15 feet	N/A
Min Side Yard - boundary with:		
Residential district	5 feet	15 feet
Commercial district	15 feet	15 feet
Industrial district	15 feet	15 feet
Min Rear Yard - boundary with:		
Residential district	20 feet	25 feet
Any other district	20 feet	25 feet
Lot Coverage	No max limit	40 percent
Landscaping/Screening (earth berms, shrubs, fences, decorative man-made materials, trees)	No requirements	Required when abutting RSS, RSL, RMH, RT or RM; 70% opaque up to 3- feet tall and 40% opaque up to 5-feet tall; 1+ story structure requires 6-foot high landscape buffer when adjacent to residential district
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	<ul style="list-style-type: none"> <li>• Conventional single-family</li> <li>• Residential design manufactured homes</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast, Hotel, Motel</li> <li>• Beverage Services</li> <li>• Educational Services</li> <li>• Financial Institutions and Services</li> <li>• Food Services</li> <li>• Free-Standing Self Service Facilities</li> <li>• Information</li> <li>• Mixed Use</li> <li>• Personal and Laundry Services</li> <li>• Personal Storage and Warehousing</li> <li>• Professional and Administrative Office and Services</li> <li>• Retail Trade</li> </ul>