

CHAPTER 904 RESIDENTIAL DISTRICTS

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904.010 Principal and Accessory Uses in the Residential Districts

A. Summary Tables of Principal and Accessory Uses

All Principal Uses allowed in the residential districts are summarized in Table 904-1 and listed in the Chapters for the individual zoning districts. All Accessory Uses are summarized Table 904-2 and listed in the Chapters for the individual zoning districts.

B. Permitted Uses

Principal Uses specified with a “P” are permitted by-right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Essential public services and signs are Permitted Uses in any zoning district.

C. Conditional Uses

Principal Uses specified with a “C” are allowed as a conditional use in the district or districts where designated, upon approval by the City Council. The City staff may grant the approval if the use complies with all other applicable provisions of this ordinance.

D. Accessory Uses and Structures

Accessory uses, buildings and structures located within a residential district shall comply with the provisions of Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.

E. Prohibited Uses

Any use not listed as either “P” (permitted) or “C” (conditional) in a particular district or any use not determined by the Community Development Director to be substantially similar to a use listed as permitted or conditional in a particular district shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 902.060, which addresses conflicts between substantially similar uses.

F. Specific Development Requirements

Principal Permitted and Conditional uses indicated under the Specific Development Standards column shall be subject to the standards identified in Chapter 914, Specific Development Standards.

G. General Development Requirements

Development of land for multi-family residential, schools, places of worship, parks or other non-residential purposes shall conform to the requirements for traffic circulation, landscape design, fencing, lighting and other considerations as specified in Chapter 915, General Development Requirements.

H. Dimensional Requirements in the Residential Districts

Dimensional requirements for the residential districts are presented under Sections 904.020 through 904.050, the R-1 District through the R-4 District.

Table 904-1: Summary of the Principal Permitted and Conditional Land Uses in the Residential Districts

P: Permitted C: Conditional --: Not allowed

Land Uses	Zoning Districts					Specific Requirements
	R-1	R-2	R-3	R-4	R-C	
<i>Residential Uses</i>						
Detached single-family buildings	P	P	--	P	--	Chapter 914
Two-family dwellings	--	P	P	--	P	Chapter 914
Garages, attached	P	P	P	P	P	Chapter 914
Manufactured home parks	--	--	--	P	--	Chapter 914
Multiple-unit buildings, up to 8 units	--	P	P	--	P	Chapter 914 – design standard
Multiple-unit buildings, more than 8 units	--	--	P		--	Chapter 914 – design standards
Multiple-family buildings restricted to seniors	--	--	P	--	P	Chapter 914
Over-night care facility or group home, State-licensed or non-licensed, serving 6 or fewer persons	P	P	C	--	P	Chapter 914
Over-night care facility or group home, State-licensed or non-licensed, serving 7 through 16 persons	--	C	C	--	P	Chapter 914
<i>Commercial Uses</i>						
Bed-and-breakfast homes	P	P	P	--	P	Chapter 914
Boarding of 1 or 2 people	P	P	P	P	P	Chapter 914
Day care, commercial child					P	Chapter 914
Medical clinics					P	
Mixed residential and commercial buildings	--	--	--	--	P	
Nursing homes	--	--	--	P	P	
Offices	--	--	--	--	P	Chapter 914

Land Uses	Zoning Districts					Specific Requirements
	R-1	R-2	R-3	R-4	R-C	
Retail and/or service businesses not exceeding 10,000 square feet per building					P	
Temporary or seasonal businesses					P	Chapter 914
Public and Semi-Public Uses						
Essential services	p	p	p	p	p	Chapter 915
Place of Public Worship	p	p	p	p	p	
Public parks; park buildings	p	p	p	p	p	
Schools, K-12	C	C	C	C	C	

Table 904-2: Summary Table of Accessory Land Uses in the Residential Districts

Land Uses	Zoning Districts					Specific Requirements
	R-1	R-2	R-3	R-4	R-C	
Antennas or Towers	-- or C	-- or C	-- or C	-- or C	-- or C	Chapter 914
Child care, in-home, drop-in program	P	P	P	P	P	Chapter 914
Children's play equipment	P	P	P	P	P	
Day care, in-home, State-licensed, serving 14 or fewer children or 12 or fewer adults	P	P	P	P	P	Chapter 914
Day care, in-home, State-licensed, up to 16 adults or children	--	C	C	C	P	Chapter 914
Day care, children, religious or school setting	P	P	P	P	P	Chapter 914
Electric vehicle charging stations	P	P	P	P	P	
Garages, detached	P	P	P	P	P	Chapter 914
Greenhouses	P	P	P	P	P	
Home occupations	P	P	P	P	P	Chapter 914
Manufactured home park office, community building or storm shelter	--	--	--	P	--	Chapter 914
Screen houses; gazebos	P	P	P	P	P	
Solar energy systems	P	P	P	P	P	Chapter 914
Storage buildings	P	P	P	P	P	
Swimming pools; hot tubs	P	P	P	P	P	Chapter 914
Wind Energy Conversion Systems	--	--	--	--	--	

904.020 R-1, Low-Density Residential District**A. Purpose**

The purpose of the R-1, Low-Density Residential District, is to allow single-family, detached houses at a density of up to approximately 4 houses per net acre (that is, not counting public streets and wetlands).

B. Permitted Principal Uses

1. Refer to Table 904-1.
2. Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

C. Conditional Principal Uses

1. Refer to Table 904-1.
2. Refer to Chapter 914 for requirements that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.

D. Accessory Uses

1. Refer to Table 904-2.
2. Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for certain Accessory Use conditions.
3. Tents or similar structures without foundations or footings may not be used as accessory buildings.

E. Dimensional Requirements**Table 904-3: Required Setbacks, R-1 District**

Note: The distinction between parcels created before or after 2008 has been removed. These dimensions are changed slightly, as shown, from the 2008 dimensions.

	Front	Side	Corner Side	Rear	Wetland, Lake or Storm Pond
Single-Unit Dwelling	30 ^{1, 2, 3}	7.5 ⁴	20 ⁵	40	Chapter 915
Driveway	Not applicable	5	20	--	Chapter 915
Parking ⁶	10	5	20	5	Chapter 915
Porch	22 ²	7.5	20 ²	30	
Deck	22 ²	7.5	20 ²	30	

- 1 The front setback shall be applied as a "build-to" distance except in instances of "setback averaging" as allowed by #2, below. See Table 904-6 for garage setbacks.
- 2 If two or more existing houses on the same side of the block have front setbacks other than the standard, the setbacks for the remaining lots on that side of the block shall be the average setback of the existing houses.
- 3 A covered front porch or a covered front stoop, with a lateral enclosure of not more than a balustrade, may encroach into the front yard setback by up to 6 feet.
- 4 Any parcel of land upon which a single-family residence was constructed prior to June 25, 1980 shall maintain a minimum 5-foot interior side yard setback for the principal building, future attached additions to such building, and from any existing or newly created lot lines.
- 5 If an adjacent house has a front yard facing the side street, then the corner side setback shall equal the front setback of the adjacent house.

- 6 For turn-arounds, see Chapter 915, General Development Requirements, Residential Parking Locations.
- 7 Impervious Surface: Thirty-five (35) percent maximum, which is not wetland. Where property owners can show compliance with all setbacks and other dimensional requirements, this coverage threshold may be exceeded by the Community Development Director.

Table 904-4: Minimum Lot Dimensions, R-1 District

	Area	Width	Depth
Single-Family Detached Building			
Interior lot	10,000	75	130
Corner lot	11,000	80	130

Table 904-5: Maximum Structure Height, R-1 District

	Feet
Principal Building ¹	36
Fences ²	
Front Yards	4
Side or Rear Yards	6.5

- 1. Or 2.5 stories, whichever is less. See Sub-Chapter 17, Rules of Measurement, Building Height.
- 2. See also Chapter 915 for additional regulations on fences.

Table 904-6: Garage Dimensions for 1-Unit Buildings

Attached Garages

Front Setback	Side Yard Setback	Rear Yard Setback	Width	Area (max)	Height of Detached Garage	Exterior Wall Height	Driveway width at curb
Same as the house setback	5	5	32 or 50% of the width of the entire building	768	—	--	18

- 1. If the garage is three stalls wide, the third stall must be set back an additional 2 feet.

Detached Garages

Front Setback	Side Yard Setback	Rear Yard Setback	Width	Area (max)	Height of Detached Garage	Exterior Wall Height	Driveway width at curb
Same as the house setback	Same as the house	5	32	768	18 feet to peak	9	18

Table 904-7: Requirements for Accessory Structures, Not Including Garages

	One-Unit Residential Use
Number of Structures Allowed	1
Size of Structure, Maximum	200 sf
Height Maximum	15 ft
Minimum Setbacks *	
Front	No closer than principal
Side **	5
Corner Side	No closer than principal
Rear	5
From principal structure	10

* See also Accessory Structures in Chapter 915, General Development Requirements.

** Legally non-conforming accessory buildings constructed on single family parcels prior to June 25, 1980 shall be allowed to be rebuilt at their prior side yard setback distance, provided such setback is at least 5 feet. Accessory buildings in corner side yards shall set back from the property line the same distance as the principal building.

*** No permanent structure (one attached to frost-free footings) shall be located in an easement unless the easement is amended or otherwise allows such structures. A non-permanent structure may be located in an easement but may have to be moved if the easement-holder demands.

F. Lot Coverage and Tree Preservation

Refer to Chapter 914, Specific Development Requirements.

G. Driveway Width

The maximum width a residential driveway at the property line shall be 18 feet.

H. Specific Development Requirements

Some Conditional Uses and some Permitted Uses have specific requirements that are presented in Chapter 914, Specific Development Requirements. Refer to Table 904-1 for the uses that have specific requirements.

I. General Development Requirements

Development requirements that apply to all uses are presented in Chapter 915, General Development Requirements.

904.030 R-2, Medium-Density Residential District**A. Purpose**

The purpose of the R-2, Medium-Density Residential District, is to allow the development of attached housing not including apartment buildings at densities up to approximately 8 dwelling units per net acre, and detached houses on parcels slightly smaller than allowed in the R-1 zoning district.

B. Permitted Principal Uses

1. Refer to Table 904-1.
2. Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

C. Conditional Principal Uses

1. Refer to Table 904-1.
2. Refer to Chapter 914 for specific requirements that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.
3. In the R-2 zoning district, there shall be no more than one 1-, 2- or 3-family dwelling per land parcel, not counting accessory dwelling units.

D. Accessory Uses

1. Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.
2. Tents or similar structures without foundations or footings may not be used as accessory buildings.

E. Dimensional Requirements**Table 904-8: Required Setbacks, R-2 District**

	Front	Side	Corner Side	Rear	Side abutting SF House	From any Water Body
Single-Family Detached Building ^{1, 2, 3}	25	7.5	20	40	--	Chapter 915
Two- or Three-Family Building ²	25	7.5	20	30	15	
Townhouse Cluster	25	15	20	30	20	
Driveway	Not applicable	5	20	10	10	
Porch	20	7.5	20	35	10	
Deck	20	7.5	20	35	10	
Parking ⁴						

- 1 The front setback shall be applied as a "build-to" distance except in instances of "setback averaging" as allowed by #2, below. See Table 904-6 for garage setbacks.

2. If two or more existing houses on the same side of the block have front setbacks other than the standard, the setbacks for the remaining lots on that side of the block shall be the average setback of the existing houses.
3. A covered front porch or a covered front stoop, with a lateral enclosure of not more than a balustrade, may encroach into the front yard setback by up to 6 feet.
4. If an adjacent house has a front yard facing the side street, then the corner side setback shall equal the front setback of the adjacent house.
5. Refer to Chapter 915, General Development Requirements, Residential Parking Locations.

Table 904-9: Minimum Lot Dimensions, R-2 District

	Area	Width	Depth
Single-Family Detached Dwelling Interior lot Corner lot	7,000 8,000	75	130
2-Unit Building (per unit) ¹ Interior lot Corner lot	5,500 5,500	1	
3- to 8-Unit Building (per unit)	4,000	1	130
Townhouse (per unit)	4,000	1	130

1 5,000 where a building permit had been issued prior to October 9, 1984.

2 The minimum lot width is a function of the building footprint plus required setbacks.

Table 904-10: Maximum Structure Height, R-2 District

	Feet
Principal Building ¹	36
Fences ² Front Yards Side or Rear Yards	4 6.5

1 Or 3 stories, whichever is less. See Chapter 918, Rules of Measurement, Building Height.

2 See also Chapter 915 for additional regulations on fences.

F. Garage Dimensional Regulations

1. One- or Two-Unit Buildings. For one- or two-unit buildings, the dimensional regulations for both attached or detached garages are the same as presented in Table 904-6, in the R-1 District.
2. Other Multiple-Unit Buildings. For other multiple-unit buildings, the garage dimensional setbacks shall be the same as the setbacks of the principal building as shown in Table 904-8.

Table 904-11: Requirements for Accessory Structures, Not Including Garages

	One- or Two-Family Buildings	Other Multiple-Family Buildings
Number of Structures Allowed	1 per unit	1 per two units
Size of Structures, Maximum	200 sf	200 sf
Height Maximum - Other	15 ft	15 ft
Minimum Setbacks		
Front	No closer than principal	No closer than principal
Side	5	5
Corner Side	No closer than principal	No closer than principal
Rear	3	5
From principal structure	10	10

* See also Accessory Structures in Chapter 915.

** No permanent structure (one attached to frost-free footings) shall be located in an easement unless the easement is amended or otherwise allows such structures. A non-permanent structure may be located in an easement but may have to be moved if the easement-holder demands.

G. Lot Coverage and Tree Preservation

Refer to Chapter 914, Specific Development Requirements.

H. Driveway Width

The maximum width a residential driveway at the property line shall be 18 feet.

I. Specific Development Requirements

Some Conditional Uses and some Permitted Uses have specific requirements that are presented in Chapter 914, Specific Development Requirements. Refer to Table 904-1 for the uses that have specific requirements. Note that Chapter 914 includes design standards for multiple-unit buildings.

J. General Development Requirements

Development requirements that apply to all uses are presented in Chapter 915, General Development Requirements.

904.040 R-3, High-Density Residential District**A. Purpose**

The major purpose of the R-3, High-Density Residential District, is to allow attached housing of all types. Attached housing not including apartment buildings may have densities of up to approximately 12.5 units per net acre. Apartment buildings with central corridors may be built up to 29 dwelling units per net acre. Housing for senior citizens may go up to 36 units per net acre.

B. Permitted Principal Uses

1. Refer to Table 904-1.
2. Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

C. Conditional Principal Uses

1. Refer to Table 904-1.
2. Refer to Chapter 914 for specific requirements that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.

D. Accessory Uses

1. Refer to Table 904-2.
2. Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.
3. Tents or similar structures without foundations or footings may not be used as accessory buildings.

E. Dimensional Requirements**Table 904-12: Required Setbacks, R-3 District**

	Front	Side	Corner Side	Rear	Side abutting SF House	From any Water Body
2-, 3- or 4-Unit Building (per unit)	30	10	20	30	--	Chapter 915
Townhouse (per unit)	20	10	20	25	15	
Buildings with more than 4 units	20	15	20	25	20 or 50 % of building height, whichever is greater	
Seniors' housing	20	20	20	30	30	
Driveway	Not applicable	10	10	10	10	

Refer also to Chapter 915, General Development Requirements, Residential Parking Locations.

Table 904-13: Area Requirements, R-3 District

	Area (minimum square footage of private land per dwelling unit)	Width	Depth
2- to 8-Unit Building (per unit)	3,500	1	130
Townhouse (per unit)	3,500	1	120
Apartment buildings	1,500	1	1
Seniors' housing	Per unit: 1,250		

1. The minimum lot width or depth are a function of the building footprint plus required setbacks.
2. The minimum density for apartment buildings shall be 10 dwelling units per net acre (4,350 square feet of land per unit).

Table 904-14: Maximum Structure Height, R-3 District

	Height ¹
Principal Building	5 stories or 56 feet, whichever is greater
Fences	
Front Yards	4
Side or Rear Yards	6.5

Table 904-15: Requirements for Detached Accessory Structures, R-3 District

	One- or Two-Family Buildings	Other Multiple-Family Buildings
Number of Structures Allowed	1 per unit	1 per building
Size of Structures, Maximum	200 sf	200 sf
Height Maximum - Other	15 ft	15 ft
Minimum Setbacks		
Front	No closer than principal	No closer than principal
Side	5	5
Corner Side	No closer than principal	No closer than principal
Rear	3	3
From principal structure	10	10

* See also Accessory Structures in Chapter 915.

** No permanent structure (one attached to frost-free footings) shall be located in an easement unless the easement is amended or otherwise allows such structures. A non-permanent structure may be located in an easement but may have to be moved if the easement-holder demands.

F. Lot Coverage and Tree Preservation

Refer to Chapter 914, Specific Development Requirements.

G. Specific Development Requirements

Some Conditional Uses and some Permitted Uses have specific requirements that are presented in Chapter 914, Specific Development Requirements. Refer to Table 904-1 for the uses that have specific requirements. Note that Chapter 914 includes design standards for multiple-unit buildings.

H. General Development Requirements

See Chapter 915, General Development Requirements.

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904.050 R-4, Manufactured Home District**A. Purpose**

The purpose of this district is to allow manufactured communities.

B. Location

Manufactured home communities are permitted by Minnesota Statutes Chapter 462.357 (1)(b), as it may be amended from time to time, as a conditional use in zoning districts that allow two-family dwellings, or by the City as a Permitted Use in the R-4 zoning district.

C. Permitted Principal Use

Refer to Table 904-16. Manufactured Home Communities are the only Permitted Principal Use in the R-4 zoning district.

Manufactured Home Communities have requirements that are presented in Chapter 914, Specific Development Requirements.

D. Conditional Principal Uses

Refer to Table 904-1. There are no Conditional Principal Uses in the R-4 zoning district.

E. Accessory Uses

1. Refer to Table 904-2.

2. Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.

F. Dimensional Requirements

1. Park Size: The minimum area required for a manufactured home park designation shall be 5 acres.

2. Individual manufactured home sites (homes 14 feet wide or less):

(a) Each manufactured home site shall contain at least 5,000 square feet of land area for the exclusive use of the occupant:

(1) Width: No less than 50 feet.

(2) Depth: No less than 100 feet.

(b) Each manufactured home site shall have frontage on an approved roadway and the corner of each manufactured home site shall be marked and each site shall be numbered.

3. Individual manufactured home site (homes over 14 feet in width):

(a) Each manufactured home site shall contain at least 6,500 square feet of land area for the exclusive use of the occupant:

(1) Width: No less than 65 feet.

(2) Depth: No less than one 100 feet. b. Each manufactured home site shall have frontage on an approved roadway and the corner of each manufactured home site shall be marked and each site shall be numbered.

4. Individual Manufactured Home Unit Site Setbacks: No unit shall be parked closer than 10 feet to its side lot lines nor closer than 30 feet to its front lot line, or within 10 feet of its rear lot line.
 5. Building Requirements: No structure shall exceed one story or 15 feet whichever is less.
 6. Parking:
 - (a) Each manufactured home site shall have off-street parking space for 2 automobiles.
 - (b) Each manufactured home park shall maintain a hard-surfaced off-street parking lot for guests of occupants in the amount of 1 space for each 5 unit sites.
 - (c) Access drives off roads to all parking spaces and coach sites shall be hard surfaced according to specifications established by the City.
- G. Specific Development Requirements
Manufactured Home Communities and some Accessory Uses have requirements that are presented in Chapter 914, Specific Development Requirements.
- H. General Development Requirements
Development requirements that apply to all uses are presented in Chapter 915, General Development Requirements.

904.060 R-C, Residential-Commercial District

A. Purpose

The major purpose of the Residential-Commercial District is to provide for a transition in land use from residential to low-intensity business and allow intermixing of such land uses, including in the same building.

B. Permitted Principal Uses

1. Refer to Table 904-1.
2. Some Permitted Uses have requirements that are presented in Chapter 914, Specific Development Requirements. Refer also to Chapter 915, General Development Requirements.

C. Conditional Principal Uses

1. Refer to Table 904-1.
2. Refer to Chapter 914 for specific requirements that must be met for approval of some Conditional Uses. Refer also to Chapter 915, General Development Requirements.
3. In the R-C zoning district, there shall be no more than one 2- or 3-family dwelling per land parcel, not counting accessory dwelling units.

D. Accessory Uses

1. Refer to Table 904-2.
2. Refer to Chapter 914, Specific Development Requirements, and Chapter 915, General Development Requirements, for conditions that must be met for approval of certain Accessory Uses.
3. Dimensional Requirements

Table 904-8: Required Setbacks, R-C District

	Front	Side	Corner Side	Rear	Abutting SF House	Water Body
Single-Family Detached Building ^{1, 2,}	25	7.5	20	40	--	Chapter 915
2- or 3-Unit Building ¹	25	7.5	20	30	15	
Four to 16 Unit Building	25	10	20	30	20	
Townhouse Cluster	25	15	20	30	20	
Commercial Land Uses	20	20	20	50	20	
Driveway	Not applicable	5	20	10	10	
Parking ³						

1 If two or more existing houses on the same side of the block have front setbacks other than the standard, the setbacks for the remaining lots on that side of the block shall be the average setback of the existing houses.

- 2 If an adjacent house has a front yard facing the side street, then the corner side setback shall equal the front setback of the adjacent house.
- 3 Refer to Chapter 915, General Development Requirements, Residential Parking Locations.

Table 904-9: Minimum Lot Dimensions, R-C District

	Area	Width	Depth
Single-Family Detached Dwelling Interior lot Corner lot	7,000 7,500	65 75	130
2-, 3- or 4-Unit Building (per unit)	3,500	1 75	130
4- to 16-Unit Building	3,000	1	
Townhouse (per unit)	3,500	1	130
Commercial Land Uses			

1 The minimum lot width is a function of the building footprint plus required setbacks.

Table 904-18: Maximum Structure Height, R-C District

	Height ¹
Principal Building	3 stories or 36 feet, whichever is less
Fences Front Yards Side or Rear Yards	4 6.5

Table 904-19: Requirements for Detached Accessory Structures, R-C District

	One- or Two-Family Buildings	Other Multiple-Family Buildings
Number of Structures Allowed	1 per unit	1 per building
Size of Structures, Maximum	200 sf	200 sf
Height Maximum - Other	15 ft	15 ft
Minimum Setbacks		
Front	No closer than principal	No closer than principal
Side	5	5
Corner Side	No closer than principal	No closer than principal
Rear	3	3
From principal structure	10	10

* See also Accessory Structures in Chapter 915.

** No permanent structure (one attached to frost-free footings) shall be located in an easement unless the easement is amended or otherwise allows such structures. A non-permanent structure may be located in an easement but may have to be moved if the easement-holder demands.

E. Maximum Building Coverage

No more than 50 percent of the parcel shall be occupied by buildings having vertical mass including dwellings, garages, storage buildings, gazebos and greenhouses but not including driveways, parking areas, decks, patios, unscreened courts, solar energy equipment or play equipment.

F. Driveway Width

The maximum width of a residential driveway at the property line shall be 18 feet.

G. Specific Development Requirements

Some Conditional Uses and some Permitted Uses have specific requirements that are presented in Chapter 914, Specific Development Requirements. Refer to Table 904-1 for the uses that have specific requirements.

H. General Development Requirements

See Chapter 915, General Development Requirements.