

# UDC Setbacks, Lot Sizes and other Bulk Regulations in a Nutshell



Use this table to determine whether a lot is large or wide enough for a particular type of use and where the building may be located on the lot. Those uses that are listed on this table with a hollow rectangle ("□") require the approval of a Special Use Permit; those listed with a solid rectangle ("■") are permitted by right. For properties within the SCBID (UDC 7.2) and Uptown (UDC 7.3) Special Purpose Districts and the Medical (UDC 8.2), University (UDC 8.3) and Midtown (UDC 8.4) Overlay Districts, please see the respective sections of the UDC. For more specific details on which office, commercial and industrial uses are permitted in each district, consult UDC 2.5.2. Click [here](#) to see all setbacks, lot sizes for all building types in one document. Click [here](#) to view a map that shows the parts of town that are not subject to the regular UDC setbacks, but maximum setbacks instead. Click [here](#) to access the Zoning Atlas to determine your zoning district.\*\*

Zoning District ↓	CA	R-E	R-15	R-10	R-8	R-6	R-3	RU-1	RU-2	RU-3	RU-4	RU-5	RW	OG	CMU-1	CMU-2	CMU-3	CDB	CMP-1	CMP-2	EMP	WD	IH
Home*	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■		■	■			
Cottage*							■	■	■	■	■		■	■	■	■	■		■	■			
Semi-Attached*								■	■	■	■		■	■	■	■	■		■	■			
Duplex*								■	■	■	■		■	■	■	■	■		■	■			
Townhome*									■	■	■	■	■	■	■	■	■	■	■	■			
Large Home*									■	■	■	■	■	□	□	□	□		□	□			
Stacked Townhome*									■	■	■	■	■	□	□	□	□	■	□	□			
Apts.*										■	■	■		□	□	□	□	■	□	□			
Upper Story Res.												■	■	■	■	■	■	■	■	■			
Churches and Schools	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Office/Comm/Industrial													■	■	■	■	■	■	■	■	■	■	■

\*Please note that residential uses in certain circumstances are subject to the UDC's contextual infill standards. See [this sheet](#) and UDC Sec. 3.9.2B for the applicability of these standards.

\*\*Please also note that the setbacks articulated in the UDC may be superseded by a recorded plat or plan. Consult the [Register of Deeds' website](#) to download these plats and plans.