

ARTICLE VII. AREA, YARD, AND HEIGHT REQUIREMENTS

Table 7.1

	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max Height
<i>R-40 Residential</i>						
Single-family	40,000 sf	100	45	10(a)	25(e)(h)	35
<i>R-15 Residential</i>						
Single-family	15,000 sf	80	35(k)	10(a)	25(e)(h)	35
<i>R-12.5 Residential</i>						
Single-family	12,500 sf	80	35(k)	10(a)	25(e)(h)	35
<i>R-10 Residential</i>						
Single-family	10,000 sf	75 (f)	30(k)	10(a)	25(e)(h)	35
<i>Office and Institutional</i>						
Commercial/ Prof. Office	N/A	75	25(d)(m)	8(a)(m)	20(h)(m)(n)	50
<i>Business</i>						
HB Business	N/A	150	50(b)(d)(l)(m)	5(i)(l)(m)	20(h)(l)(m)(n)	50
B-1 Business	N/A	100	30(b)(d)(l)(m)	5(i)(l)(m)	20(h)(m)(n)	50
B-2 Business	N/A	50	30(b)(d)(m)	5(a)(m)	20(h)(m)(n)	35
<i>Manufacturing</i>						
M-1 Manuf.	N/A	75	40(c)(l)(m)	20(l)(m)	20(l)(m)(n)	50(o)
M-2 Manuf.	N/A	75	40(c)(d)(m)	20(m)	20(m)(n)	50(o)

Group Residential Development (GRD): See SR 3

Residential Attached Housing Development (R-AH): See SR 40

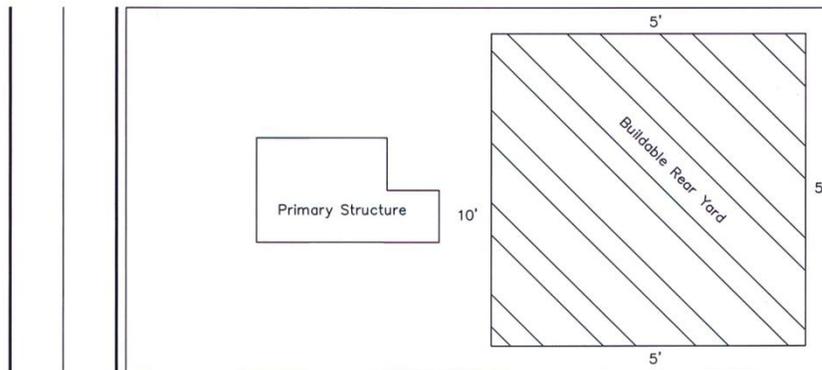
Roadway Overlay District: See Article 5.3

Traditional Neighborhood Development (TND): See SR 37

- a. Corner lot adds 5 feet on street side.
- b. Minimum required front yard setback shall be developed for sidewalks, grass, and/or plants and the necessary entrance driveways.

- c. Except for the necessary drives and walks, the front yard shall not include off-street parking, other than for visitors and office employees. All other employees parking and loading shall be behind or beside the structure.
- d. Front yard shall also be landscaped in grass and ornamental shrubs and trees.
- e. Residential detached accessory structures and buildings (*)(**):
 - 1. shall be constructed with the understanding that easements (water, sewer, gas, utility, access, etc.) may exist on private property. It is important for property owners to determine whether such easements are present on their property and what limitations said easements may pose for accessory structures or buildings,
 - 2. are limited to a maximum of 2 accessory buildings per parcel of land,
 - 3. shall only be allowed in rear yards (no accessory buildings in front or side yards),
 - 4. shall be placed no closer than 5 feet from the rear lot line (except on double frontage lots as defined in Section 3.10 of this Ordinance) and 5 feet from side lot lines,
 - 5. may not be placed closer than 10 feet to the primary structure,
 - 6. may not exceed the height of the parcel's primary structure,
 - 7. the combined square footage of all accessory buildings is limited to the square footage of 30% of the 'buildable rear yard' (rear yard minus applicable setbacks described in Subsections 3 and 4 above; see Figure 7.1 below), and

Figure 7.1



- 8. shall have a dimensional sketch submitted to the Planning Department showing the proposed building placement relative to the location of the primary structure, property lines, and any street right-of-way prior to zoning permit approval.

- * A single permanent swimming pool is considered a structure, and thus will not count against the limitation of 2 accessory buildings per parcel of land.
- ** Use of temporary storage containers (i.e. PODS, Pack Rats, etc.) and large solid waste containers shall be limited to 1 at a time and may only remain on a property for 45 days in any consecutive 90-day period.

- f. A single-family residence may be built on a lot with a minimum of 50 feet of frontage existing before November 1, 1984, without a Special Use Permit, provided all other dimensional requirements can be met. A Special Use Permit for single-family residences on preexisting 50 foot lots is required when 1 or more dimensional requirements cannot be met.

- g. - Reserved -

- h. All swimming pools, as herein defined, shall be enclosed by a barrier with a minimum height of 4 feet, with all gates provided being self-closing and all vertical or horizontal openings being no more than 4 inches, which would deter and/or prevent the accidental or unauthorized use of said swimming pool. Fences which enclose the rear yard of the property and meet the above requirements shall be an approvable barrier if they totally secure the area around the swimming pool structure.

- i. One side lot may be zero (0) feet while the opposite line may be no closer than 15 feet.

- j. Fences shall be allowed in all yards, but any fence located in a front yard area shall neither exceed a height of 4 feet nor impede vehicular visibility or movement at any intersection or driveway entrance nor shall it encroach upon the right-of-way of any street. Stockade type privacy fences in residentially zoned areas shall not exceed 8 feet in side and rear yard areas. All fences in side yard areas adjoining a public street shall be set back at least 10 feet from the right-of-way of the public street to provide adequate sight visibility for vehicular and pedestrian traffic.

- k. When developing or subdividing lots within older residential subdivisions, all newly constructed dwellings will conform to the same front yard setback as existing primary structures located on either side of the lot being built upon.

- l. The front, rear, and side yards for hotels and motels shall not be less than required by Table 7.1 in this Article. However, where a hotel or motel is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building façade. Façades shall be designated on each building so that a minimum number, normally 4, results. The base of the triangle shall be a line connecting the extreme ends of the façade (ignoring one-story storage rooms and other one-story protrusions of 100 square feet or less, exterior stairways, and decks) and its altitude shall be the length of the base line multiplied by factor related to the height of the building as shown below:

<u>Number of Stories</u>	<u>Altitude Factor</u>
1	0.4
2	0.5
3	0.6
4 or more	0.7

The isosceles triangle thus established shall not extend across any property line onto land zoned Residential. The isosceles triangle may extend into public right-of-way zoned Residential, but shall not extend across public right-of-way onto land zoned Residential.

- m. The front, rear, and side yard for any non-residential building shall not be less than required by Table 7.1 in this Article. However, where a non-residential building, other than a hotel or motel which is subject to note (1) is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building façade. Façades shall be designated on each building so that a minimum number, normally 4, results. The base of the triangle shall be a line connecting the extreme ends of the façade (ignoring one-story storage rooms and other one-story protrusions of 100 square feet or less, exterior stairways, and decks) and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below:

<u>Number of Stories / Height</u>	<u>Altitude Factor</u>
2 or more than 25 feet	0.3
3 or more than 35 feet	0.4
4 or more than 40 feet	0.5

(One story buildings 25 feet or less in height shall provide the minimum yards as required by Table 7.1 in this Article.)

The isosceles triangle thus established shall not extend across any property line onto land zoned Residential. The isosceles triangle may extend into public right-of-way zoned Residential, but shall not extend across public right-of-way onto and zoned Residential.

- n. Non-residential accessory structures may be placed no closer than 5 feet from the rear lot line where other setbacks or buffers are not applicable.
- o. Maximum height without/with additional setbacks. Increase all setbacks by 1 foot for every 1 foot increase in height between 50 and 80 feet. The height of any building in the M-1 and M-2 zoning district may not exceed 80 feet.