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CHAPTER 15.12: DIMENSIONAL STANDARDS

15.12.000 TABLE OF DIMENSIONAL STANDARDS

This section contains tables that list the requirements for lot dimensions and building bulk, density, location, and height for all types of development. All primary and accessory structures are subject to the dimensional standards set forth in the following tables. These general standards may be further limited or modified by other applicable sections of this Code. General rules for measurement and exceptions are in Section 15.12.010.

15.12.000.A Agricultural District Standards

TABLE 15.12-1: DIMENSIONAL REQUIREMENTS – AGRICULTURAL DISTRICTS

District	Lot Dimensions		Setbacks			Max. Height
	Lot Area	Minimum Lot Frontage (ft)	Front (ft)	Rear (ft)	Side (ft)	
AG	35 acres	100	30	30	30	40 [1]

[1] For agricultural and industrial uses, the height limit shall be 100 feet.

15.12.000.B Residential District Standards

TABLE 15.12-2: DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS							
District	Lot Dimensions		Use	Setbacks			Max. Height (ft)
	Min. Lot Area (sq ft)	Minimum Lot Width (ft)		Front (ft)	Side (ft)	Rear (ft)	
RR	16,000	75	Principal Building	35 [1]	10	10	40
			Accessory Building	60	5	5	24
LR	7,000	60	Principal Building	25 [1]	5	7	40
			Accessory Building	45	5	3	24
R1	5,000	50	Principal Building	20 [2]	5	5	40
			Accessory Building	45	3	3	24
R2	6,000 per principal building, except townhouse	60 per principal building, except townhouses 24 per townhouse[4]	Principal Building	25 [2]	5	5	40
	3,500 per dwelling unit 6,000 min. land area per townhouse structure [3]		Accessory Building	45	3	3	24
R2M	4,800 per principal building, except townhouse	40 per principal building, except townhouses 24 per townhouse[4]	Principal Building	25 [2]	5	5	40
	3,500 per dwelling unit 6,000 min. land area per townhouse structure [3]		Accessory Building	45	3	3	24
R3	6,000 per principal building, except townhouses	60 per principal building, except townhouses [4] 16 per townhouse [4]	Principal Building	15 [2]	5	5	50
	1,000 per dwelling unit 6,000 min. land area per townhouse structure [3]		Accessory Building	45	3	3	15

[1] Front setback for principal structure may be reduced by up to 10', for equivalent increased setback of front-loading garage from right-of-way: see Sec. 15.14.080.C(4).
 [2] Front setback for principal structure may be reduced by up to 5', for equivalent increased setback of front-loading garage from right-of-way: see Sec. 15.14.080.C(4).
 [3] The land area may include one or multiple lots.

TABLE 15.12-2: DIMENSIONAL REQUIREMENTS – RESIDENTIAL DISTRICTS							
District	Lot Dimensions		Use	Setbacks			Max. Height (ft)
	Min. Lot Area (sq ft)	Minimum Lot Width (ft)		Front (ft)	Side (ft)	Rear (ft)	
[4] The minimum dimension for a townhouse structure shall be 60' as measured perpendicular to the common walls.							

15.12.000.C Non-Residential District Standards

TABLE 15.12-3: DIMENSIONAL REQUIREMENTS – NONRESIDENTIAL DISTRICTS						
District	Lot Dimensions		Setbacks			Max Height (ft)
	Min. Lot Area	Min. Lot Width (ft)	Front (ft)	Side (ft)¹	Rear (ft)	
NB	3,600 sq. ft.	40	0	0	3	35
B1	N/A	40	0	0	3	50
B2	N/A	40	0	0	3	65
DC	N/A	40	0	0	3	Pursuant to subsection 15.08.030.E
C2	N/A	40	0	0	3	65
LM	N/A	40	0	0	3	65
IP	1 acre	40	30	30	15	45
I1	N/A	40	0	0	3	35
I2	N/A	40	0	0	3	65
O	10 acres	100	0	0	3	50

15.12.000.D Overlay and Other District Standards

The following table sets forth only the dimensional standards where they are specified for the City’s overlay and other districts. All other district-specific standards are set forth in Chapter 15.08, *Zone Districts*.

TABLE 15.12-5: DIMENSIONAL REQUIREMENTS – OVERLAY AND OTHER DISTRICTS							
District		Lot Dimensions		Setbacks			Max Height (ft)
		Min. Lot Area (sq ft)	Min. Lot Width (ft)	Front (ft)	Side (ft)	Rear (ft)	
TTO		0'	0'	40' [1]	20' [1]	20' [1]	40
GO		0'	0'	20'	0'	3'	0'
ROB		See R3 dimensional standards set forth in Table 15.12-4					
PUD		As determined pursuant to subsection 15.08.040.C					
AV	Airport Runways, Taxiways, and Related Facilities	0'	0'	750'	750'	750'	0'
	Helicopter Take Off and Landing Areas	0'	0'	300'	300'	300'	0'
	All Other Buildings	0'	0'	25' from local street on corner lot, 50' from collector, arterial, or state highway	15' 25' from local street on corner lot, 50' from collector, arterial, or state highway	15'	50', or as restricted by FAA requirements
AE [7]	Airport Runways, Taxiways, and Related Facilities	3,000	30'	750'	750'	750'	0'
	Helicopter Take Off and Landing Areas	3,000	30'	300'	300'	300'	0'
	All Other Buildings	3,000	30'	25' from local street on corner lot, 50' from collector, arterial, or state highway	15' 25' from local street on corner lot, 50' from collector, arterial, or state highway	15'	50', or as restricted by FAA requirements
[1] The dimensional standards for the Turner Tract Overlay District are applicable only to non-residential							

TABLE 15.12-5: DIMENSIONAL REQUIREMENTS – OVERLAY AND OTHER DISTRICTS

District	Lot Dimensions		Setbacks			Max Height (ft)
	Min. Lot Area (sq ft)	Min. Lot Width (ft)	Front (ft)	Side (ft)	Rear (ft)	
structures.						

15.12.010 MEASUREMENTS AND EXCEPTIONS

This chapter contains tables that list the requirements for lot dimensions and building bulk, density, location, and height for all types of development. All primary and accessory structures are subject to the dimensional standards set forth in the following tables. These general standards may be further limited or modified by other applicable sections of this Code.

15.12.010.A Lot Dimensions

1. Established Lots

- a. Where an individual lot was held in separate ownership from adjoining properties, or was platted and recorded as of the effective date of this Code, and has less area and/or less width than required in other sections of this chapter, such a lot may be occupied according to the permitted uses provided for the district in which such lot is located, provided no such lot shall be less than 4,000 square feet in area or less than 40 feet in width. For purposes of this exception, two adjacent platted lots each 24 feet in width may be considered one 48 foot lot.
- b. Notwithstanding subsection (a) of this section, townhouse development shall meet existing lot dimension requirements except that on established lots as described in subsection (a), the minimum land area per townhouse structure shall be 4,000 square feet and the minimum street frontage per townhouse structure shall be 40 feet, and there shall be no minimum lot area per townhouse lot.

2. Allotments Must Serve Single Purposes

No part of an area or width required for a lot for the purpose of complying with the provisions of this section shall be included as an area or width required for another building.

3. Street Frontage

Except in townhouse developments, no lot shall have a front lot line or street frontage of less than 40 feet.

15.12.010.B Setbacks

1. General Setback Requirements

a. Setbacks Must Serve Single Purposes

No part of a setback required for any building for the purpose of complying with the provisions of this division shall be included as a setback for another building.

b. Measurement of Setbacks

All setbacks shall be measured from property boundaries or adjacent rights-of-way..

c. Required Setbacks

(i) Setbacks shall be unoccupied and unobstructed by any structure or portion of a structure from 30 inches above grade upward; provided, however, that fences, walls, trellises, poles, posts, ornaments, furniture, and other customary yard accessories may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.

(ii) A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum setback requirements set forth in this chapter for the zoning district in which it is located, except as otherwise established in this Code or unless a variance has been granted.

d. Projections into Required Setbacks, General

(i) Incidental Architectural Features

Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, headers, sills, pilasters, lintels, ornamental features, and other similar architectural features may project not more than two feet into any required setback provided these projections are at least three feet from the lot line.

(ii) Fire escapes

Fire escapes may extend into a required setback not more than six feet.

(iii) Paved Terraces

Paved terraces may project into any required setback, provided that no structures placed there shall violate other requirements of this Code and are at least five feet from the lot line.

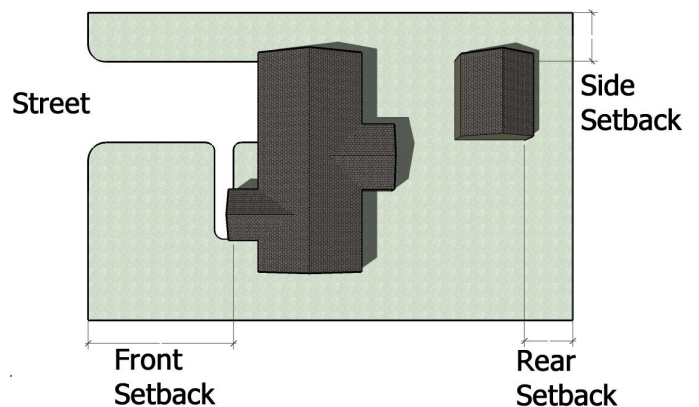


Figure 15.12-2: Front, Side, and Rear Setbacks

(iv) Unroofed Landings, Decks, Stairs, and Balconies

Unroofed landing, decks, and stairs may project into required setbacks, provided that no portion other than a handrail shall extend higher than 30 inches above the finished grade level. Unroofed balconies may project into a required side or rear setback provided these projections are at least five feet from the lot line.

(v) Roofs Over Porches and Other Exterior Approaches

Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may encroach up to five feet into a front setback, provided that, where such roof projections encroach within the setback, the roof projections shall comprise no more than 50 percent of the total length of the building's façade. The covered porch or entrance area encroaching into the setback shall remain exterior to the building and enclosed by no more than a railing.

(vi) Projections Into Easements and Rights of Ways Prohibited

Projections shall not extend or encroach into any easement(s) or right(s)-of-way.

(vii) Handicap Ramps

The Department may allow the installation of handicap access ramps in required front, side, and rear setbacks.

(viii) Bay Windows

Bay windows that are not more than eight feet in width (where the projection breaks the plane of the wall) may project no more than two feet into any required setback, so long as there is an eight-foot radius offset to any opposing bay window on the adjacent lot. Notwithstanding any other provisions of this Code, bay windows shall not be included in determining lot coverage.

(ix) Private Garages and Carports

A private garage or carport may project into a required setback abutting a public alley not to exceed one-third the distance of the required setback, in accordance with other requirements of this Code.

e. Double-Frontage Lots

In the case of double-frontage lots, front setbacks shall be provided on all frontages, unless the prevailing front setback pattern on adjoining lots allows for an exception under the contextual front setback provision above (See *Figure 15.12-3*).

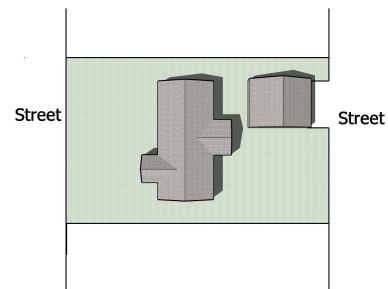


Figure 15.12-3: Double-Frontage Lots

f. Corner Lots with Two Frontages

(i) Corner Lots

The side setback along the street side of a corner lot shall be one-half the front setback requirement for the zone in which the lot is located.

(ii) Corner Sight Distance

On any corner lot on which a front and side setback are required, no wall, fence, hedge, structure, sign, or any plant growth that obstructs the clear vision area shall be permitted.

15.12.010.C Height

1. Height Requirements Generally

No building shall be erected or altered that will exceed the height limit for the respective zoning district, unless otherwise provided in subsection b. below or elsewhere in this Code.

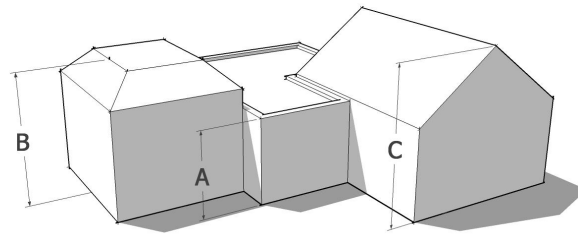


Figure 15.12-4: Height Measurement

2. Height Measurement

Per Chapter 15.24, *Definitions*, the height of a building shall be measured from finished grade at the lowest point that finished grade intersects the building.

3. Height Exceptions

a. Maximum

The height limitations of this section shall not apply to church spires, belfries, cupolas, penthouses, nor to chimneys, ventilators, skylights, water tanks, parapet walls, cornices without windows, antennas, or necessary mechanical appurtenances usually carried above the roof level; nor to buildings located more than one foot from the nearest lot line for each two feet of building height.

b. Minimum

No person shall build within the City any basement, placing thereon a roof or any covering to serve as a roof and use such basement for either dwelling or business purposes, whether temporary or permanent.

15.12.010.D Dimensional Standards for Townhouse Structures

1. The minimum dimension for a townhouse structure and for a contiguous series of accessory buildings shall be 60 feet as measured perpendicular to the common walls.
2. The maximum dimension for a townhouse structure and for a contiguous series of accessory buildings shall be 180 feet as measured perpendicular to the common walls.
3. Platted lots abutting dedicated streets in which water and sanitary sewer service lines have, as of the date of adoption of the ordinance codified in this section, been installed to fit a plan for townhouse construction are exempt from the requirements of subsections 1 and 2 above of this section.