

## ARTICLE 4 DIMENSIONAL STANDARDS

### Section 4.101 Table of Dimensional Standards by District.

STANDARDS			DISTRICTS								SUPPLEMENTAL PROVISIONS	
			R	R-M	MHP	NB	CB1	CB2	GB	I-1		I-2
<b>Building Height</b> (feet)	Maximum	Feet	30	40	see Section 5.106 (Manufactured Housing Parks)	30	30	45	35	40	60	Section 4.205
		Stories	2.5	3		2	2	3	2	3		
	Minimum	Stories	1	1		1	1	2	1	1	1	
<b>Lot Standards</b> (per unit)	Minimum Width (feet)		66	66					100	100	100	Section 4.201
	Minimum Depth (feet)		120	120								
	Minimum Area (square-feet)		8,700	8,700						43,560	43,560	
	Maximum Coverage (%)		35	35								
<b>Yard / Setback Standards</b> (feet)	Front Yard	Minimum	25	25		0	0	0	20	40	40	Section 4.202
		Maximum						10				
	Minimum Side Yard	One Side Yard	8	8		0	0	0	10	20	20	Section 4.203
		Total of Two	16	16	0	0	0	20	40	40		
	Minimum Rear Yard		30	30	0	0	0	20	50	50	Section 4.204	
<b>Minimum Building Separation</b> (feet)			10	20					20	20		
<b>Minimum Gross Floor Area</b> (square feet/unit)			1,000	1,000								
<b>Minimum Land Area per Principal Dwelling Unit</b> (square feet/unit)			8,700	2,500								

<b>DISTRICT NAME</b>	<b>SYMBOL</b>
Single-Family Residential District	R
Multiple-Family Residential District	RM
Manufactured Housing Park District	MHP
Neighborhood Business	NB
Community Business District 1	CB1
Community Business District 2	CB2
General Business District	GB
Industrial-Research District	I-1
General Industrial District	I-2

## DIVISION 2

### SUPPLEMENTAL PROVISIONS AND EXCEPTIONS

#### **Section 4.201            Lot Area.**

In calculating the area of a lot that adjoins an alley for the purpose of applying lot area requirements of this Ordinance, one-half ( $\frac{1}{2}$ ) the width of such alley abutting the lot shall be considered as part of such lot.

#### **Section 4.202            Front Yards.**

Any required front yard area shall be used primarily for recreational and ornamental purposes, unless otherwise permitted by this Ordinance. No permanent structures shall be maintained within the required front yard, except porches, fences, and similar improvements permitted by this Ordinance. Front yards shall be further subject to the following:

##### **A.     Existing Neighborhoods.**

Where the predominant pattern of front yard setbacks on a single block in the R (Single Family Residential) District is less than that required by Section 4.101 (Table of Dimensional Standards by District), the minimum front yard setback for any new dwelling on the same block may be reduced to the average front yard depth of existing dwellings on the same side of the street.

##### **B.     Corner Lots.**

Structures on corner lots shall comply with the minimum front yard setback requirements from all street rights-of-way, except as may otherwise be required by this Ordinance. Such lots shall be deemed to have two (2) front yards for purposes of this Ordinance.

##### **C.     Double Frontage Lots.**

Where a block of double frontage lots exists, one (1) street may be designated by the Zoning Administrator as the front street for all lots in the block. Otherwise, both frontages shall be considered front yards for purposes of this Ordinance.

##### **D.     Maximum Setback.**

The purpose of the maximum front yard setback (also known as a “build-to line”) established for the CB2 (Community Business) Districts is to preserve the unique character of the City’s downtown commercial area, provide a pleasant and diverse experience for pedestrians, and enhance the City’s attractiveness and economic vitality.

All new buildings, alterations and expansions constructed after the effective date of this Ordinance shall follow the established historic development pattern of these areas of the City by complying with the maximum setback requirements of this Article.

### Section 4.203 Side Yards.

The following exceptions shall apply to the side yard setback standards of this Article:

1. **NB, CB1, and CB2 Districts.** The following exceptions shall apply to lots in the NB (Neighborhood Business) and CB1 and CB2 (Community Business) Districts:
  - a. A minimum ten (10) foot side yard setback shall be provided where walls of structures facing such lot boundaries contain windows or other openings.
  - b. A minimum ten (10) foot side yard setback shall be provided from the boundary of any abutting residential zoning district or existing RESIDENTIAL USE.
2. **I-1 and I-2 Districts.** In the I-1 (Industrial-Research) and I-2 (General Industrial) Districts, a minimum 50 foot side yard setback shall be provided from the boundary of any abutting residential zoning district or existing RESIDENTIAL USE.

### Section 4.204 Rear Yards.

The following exceptions shall apply to the rear yard setback standards of this Article:

1. **NB, CB1, and CB2 Districts.** The following exceptions shall apply to lots in the NB (Neighborhood Business) and CB1 and CB2 (Community Business) Districts:
  - a. A minimum ten (10) foot rear yard setback shall be provided where walls of structures facing such lot boundaries contain windows or other openings.
  - b. A minimum ten (10) foot rear yard setback shall be provided from the boundary of any abutting residential zoning district or existing RESIDENTIAL USE.
2. **I-1 and I-2 Districts.** In the I-1 (Industrial-Research) and I-2 (General Industrial) Districts, a minimum 50 foot rear yard setback shall be provided from the boundary of any abutting residential zoning district or existing RESIDENTIAL USE.

### Section 4.205 Height Exceptions.

Exceptions to the maximum height standards set forth in this Article shall be permitted, as follows:

1. **Exempt structures.** Farm buildings, flagpoles, water towers, and public monuments in any zoning district shall be exempt from the maximum height standards of this Ordinance. Wireless communication towers and antennae

shall be subject to the maximum height standards of Section 11.06 (Wireless Communication Facilities).

2. **Limited exceptions.** Chimneys, steeples, elevator towers, stage scenery lofts, mechanical equipment, and similar structures shall not be included in calculating the height of a principal building, provided that the total area covered by such structures shall not exceed twenty percent (20%) of the roof area of the building.

## **Section 4.206 Permitted Yard Encroachments.**

Architectural features, chimneys, and other building projections and attached structures shall be considered part of the primary building for purposes of determining yard and setback requirements. Limited projections into certain required yards shall be permitted as follows:

<b>Projection</b>	<b>Yard</b>	<b>Restrictions</b>
Air conditioners, transformers, generators, and similar types of ground-mounted equipment	Rear, Side	Not permitted in any required front yard. Units located within any required side yard shall be screened by fencing or similar means approved by the Zoning Administrator.
Access drives and sidewalks	All	None
Arbors and trellises	All	None.
Architectural features (such as cornices, eaves, gutters, sills, pilasters, bay windows, and similar elements)	All	May project into a required side yard up to three (3) inches per foot of side yard width, and may project up to three (3) feet into a required front or rear yard.
Balconies, fire escapes, and similar structures	Rear	May project up to six (6) feet into required rear yard.
Egress Window Wells	All	May project up to four (4) feet into any required yard.
Flagpoles	All	Flagpoles shall be set back a minimum of 20 feet from all lot boundaries and road rights-of-way.
Handicapped access ramps	All	None
Off-street parking lots	All	See Article 7 (Parking, Loading, and Access Management)
Propane tanks	Rear	Not permitted in any required front yard. Units located within any required rear yard shall be screened by fencing or similar means approved by the Zoning Administrator.
Signs	Front	See Article 9 (Signs)

Projection	Yard	Restrictions
Unenclosed terraces, porches, patios, decks, awnings, canopies, and stairways	Front. Rear	May project up to ten (10) feet into a required front yard and 15 feet into a required rear yard.

**Section 4.207 Area and Yard Regulations.**

No structure shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the yard and area regulations of the district in which the structure is located:

**A. Lot Standards.**

1. New lots created after the effective date of adoption or amendment of this Ordinance shall comply with all applicable dimensional standards of this Ordinance.
2. No lot, adjacent lots in common ownership, required yard, parking area or other required open space shall be created, divided or reduced in dimensions or area below the minimum requirements of this Ordinance.
3. Every building hereafter erected on a lot or parcel of land created subsequent to the effective date of this Ordinance shall comply with the lot size, lot coverage, and setback requirements for the district in which it is located.
4. Existing yard setbacks shall not be reduced below the minimum requirements of this Ordinance.

**B. Number of Principal Uses per Lot.**

Only one (1) principal building shall be placed on a lot of record in a single-family residential district. For single-family condominium developments, only one (1) principal building shall be placed on each condominium lot, as defined in Section 19.02 (Definitions).

**Section 4.208 Frontage and Access Required.**

No dwelling shall be built on any lot that does not abut and have direct frontage on an approved street. Indirect access via a private access easement shall not be sufficient to satisfy this requirement.

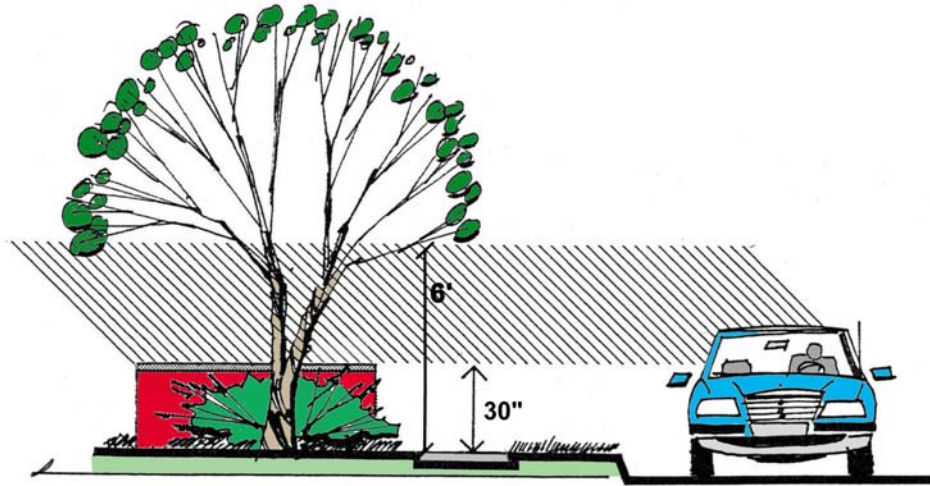
**Section 4.209 Corner Clearance Areas.**

No structures, walls, fences, signs, landscaping or other obstructions to visibility shall be permitted between the heights of thirty (30) inches and six (6) feet above the existing street grade within a triangular area formed by the intersection of two (2) street right-of-way lines

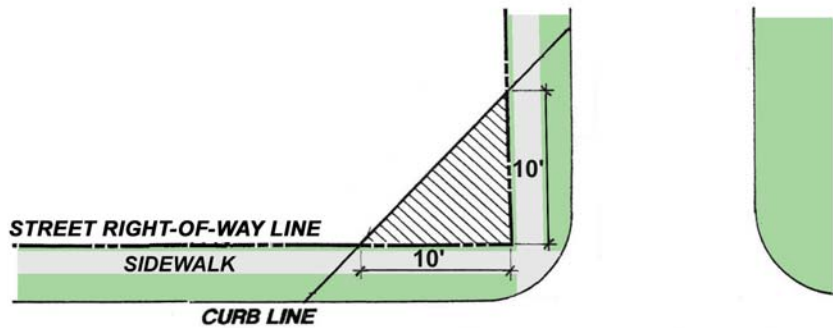
connected by a diagonal across the interior of such lines at points ten (10) feet from the point of intersection. Trees shall be permitted within the triangular area, provided that limbs and foliage are trimmed so that they do not obstruct visibility or otherwise create a traffic hazard.

Buildings in the CB1 and CB2 (Community Business) Districts shall be exempt from this requirement. Upon review of site circulation, visibility and accessibility, the Planning Commission may require additional corner clearance area for sites in the GB (General Business) District.

# ILLUSTRATIONS



ELEVATION



PLAN

## Corner Clearance Area