

§ 5.28 AREA, HEIGHT AND PLACEMENT REQUIREMENTS.

(A) *Dimensional requirements.* Building height, setbacks, lot coverage and minimum lot area for development in the residential districts shall conform to the requirements of Tables 5.28-1 and 5.28-1a for the R-1, R-2 and R-3 Districts, and Table 5.28-2 for the MFR District. The requirements in footnotes are an integral part of this chapter and shall apply in all instances.

Table 5.28-1 Dimensional Requirements: Single-Family Residential Districts				
Requirement/District		R-1	R-2	R-3
Table 5.28-1 Dimensional Requirements: Single-Family Residential Districts				
Requirement/District		R-1	R-2	R-3
Minimum area (sq. ft.)		12,000	7,200	5,000
Distance from street line in which minimum area must be met (ft.) ¹		120	100	100
Minimum lot width (ft.)		100	72	50
Minimum yard setback (ft.) ²	Front	30	25	25
	Side ³	Total	24	18
		Least side	10	7
		Adjoining a street	24	20
	Rear ⁴	25	25	25
Maximum building height	Feet	35	35	35
	Stories	2.5	2.5	2.5

1. The minimum lot area shall be determined by measuring from the front street line the specified distance along the side lot lines from the intersection of each side lot line with the front street line, and connecting the points thus determined with a single straight line. The minimum lot area shall be met within the polygon thus created.

2. See additional requirements or exceptions in §§ 5.28(B), (C), (D), and 5.114.

3. The stated side yard setbacks shall apply only to the principal dwelling on single-family lots. For all other permitted principal buildings, the side yard shall not be less than the stated requirement or 20 feet, whichever is greater.

4. A corner lot that adjoins in the rear a lot in a residential district may have no rear yard; see §§ 5.28(C) and 5.62.

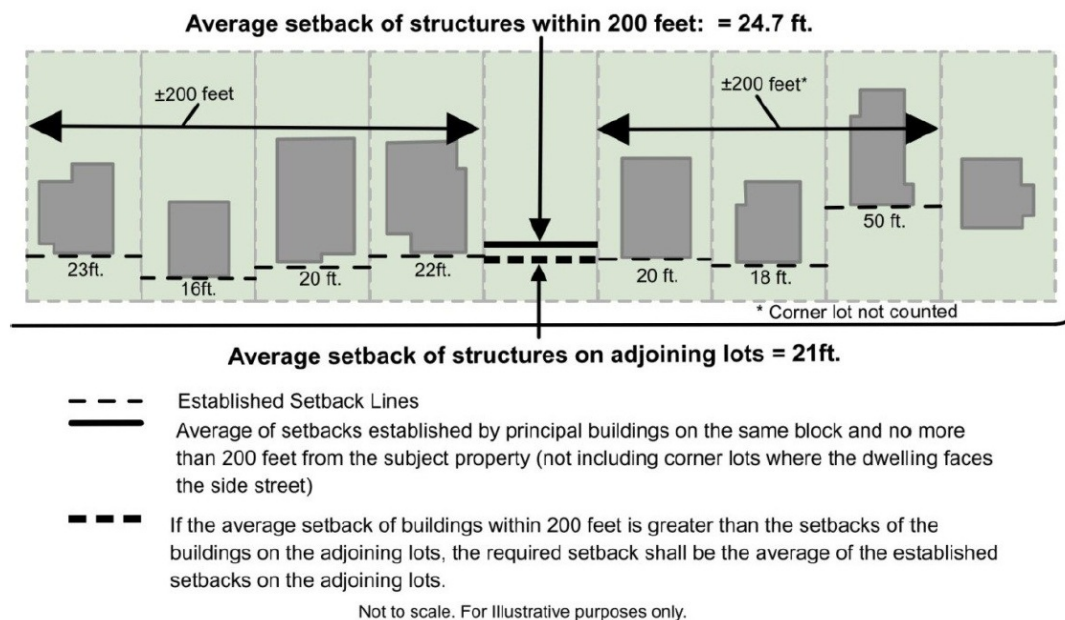
Table 5.28-1a Maximum Lot Coverage			
Lot Size (sq. ft.)	Maximum Building Coverage¹	Maximum Impervious Surface	Maximum Not-to-Exceed Impervious Surface (sq. ft.)
5,000 SF	35%	50%	2,500 SF
5,000 – 7,199 SF	35%	50%	3,240 SF
7,200 – 11,999	35%	45%	4,800 SF
12,000 SF	35%	40%	

1. Includes principal and accessory buildings and structures, including covered walkways; but does not include unroofed structures such as porches, patios or decks.

Table 5.28-2 Dimensional Requirements: MFR Multiple-Family Residential District				
Requirement		Single-Family	Two-Family	Multiple-Family
Table 5.28-2 Dimensional Requirements: MFR Multiple-Family Residential District				
Requirement		Single-Family	Two-Family	Multiple-Family
Minimum area per unit (sq. ft.)		5,000	3,000	1
Minimum lot width (ft.)		50	80	n/a
	Front	25	25	30

Minimum yard setback (ft.)	Side	Total	14	20	40
		Last side	7	8	20
		Adjoining a street	12	12	30
	Rear		25	25	25
Maximum building height	Feet		35	35	35
	Stories		2.5	2.5	2.5
Maximum lot coverage (percent)	Buildings		2	45	50
	Pavement and buildings		2	60	75
1. Density of multiple-family units shall not exceed 18 units per gross acre.					
2. Lot coverage requirements for single-family dwellings shall be as specified in Table 5.28-1a.					

(B) *Established front yard setback (See Figure 1).* In the R-1, R-2 and R-3 Districts, if 25% or more of all of the parcels on one side of a street between two intersecting streets contain a principal structure, the minimum front yard setback shall be the average of the front yards established by the principal structures located on lots on the same side of the street within the same block that are within 200 feet in each direction from the subject property (not including corner lots where the front setback is on the intersecting street), provided:



(1) If this average results in a setback that is greater than the established front yard setbacks of the principal structures on both of the lots adjacent to the property in question, the required setback shall be the average of the established setback of the adjacent lots;

(2) For a double frontage (through) lot, the requirements of this division (B) shall apply only to the established setbacks from the street upon which the lot is addressed. The setback from the opposite street shall be subject to the minimum front yard setback requirements of the zoning district. In the case of a row of three or more contiguous double frontage lots, these requirements shall apply only to the established setbacks from the

street upon which the majority of the lots are addressed; and

(3) If less than 25% of the parcels on one side of a street between two intersecting streets contain a principal structure, the required front setback shall be as required for the zoning district.

(C) *Corner Lots.* Where the rear yard of a corner lot in the R-1, R-2 or R-3 District adjoins any residential district, no part of the principal building within 25 feet of the common lot line shall be nearer the side street than the established front yard on the adjoining lot; however, any portion of the principal structure on the corner lot that lies beyond the established front yard on the adjoining lot may be erected to the minimum least side yard requirement of that zone district. (See Figure 2.)

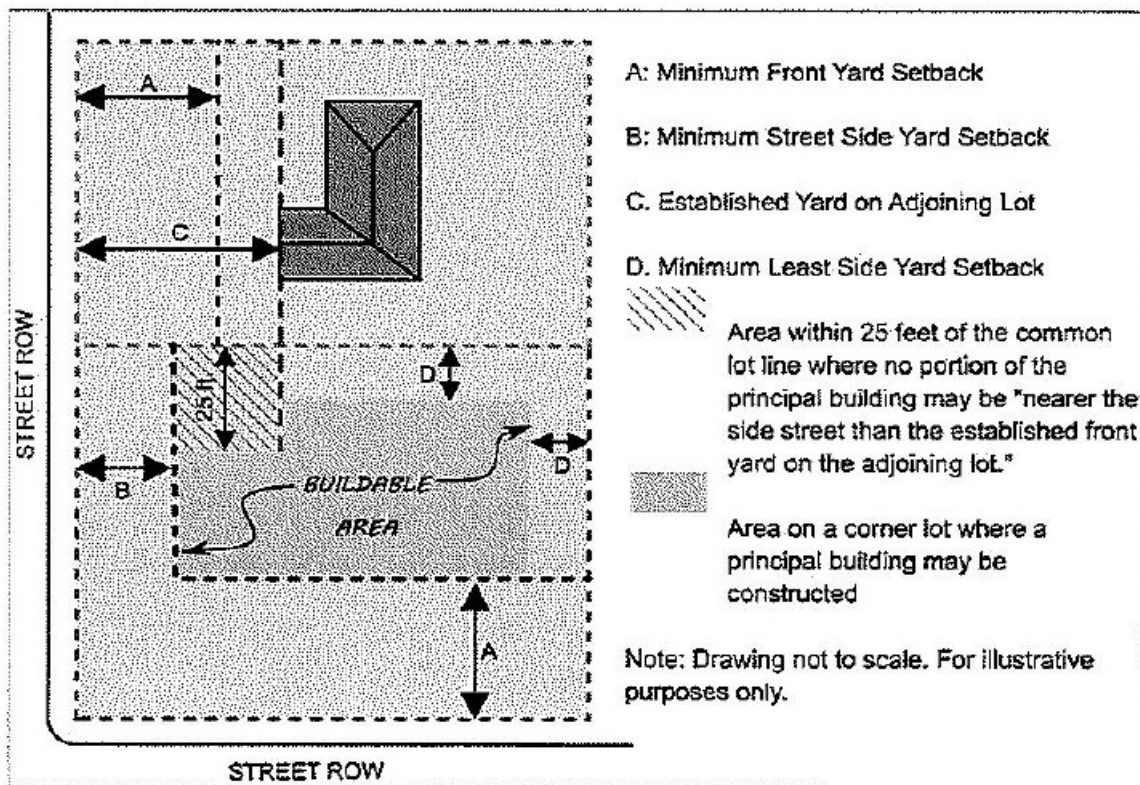


Figure 4-2: Corner Lot Setbacks

(D) *Through lots.*

(1) *Primary front yard.*

(a) The Director of Public Works shall designate the primary front street upon which the principal structure shall face and be addressed.

(b) The primary front yard shall abut the primary front street and the opposite street shall be the secondary front street. The primary front yard setback shall be determined through division (B) above.

(c) The designation of primary front street will consider the following.

1. Location and orientation of existing or proposed buildings on the through lot in relation to existing buildings on properties in the same general neighborhood, historic development patterns and existing developed through lots; and

2. Location and impact of existing vegetation, water or other natural features affecting the location of buildings or structures on the lot in question.

(2) *Secondary front yard.*

(a) The secondary front yard setback shall be a line parallel to the secondary street and shall be established by a line that is the continuation of a required rear setback line of an adjacent interior lot addressed on the primary street.

(b) In the case of two differing rear setback lines on adjacent lots, the more restrictive shall apply.

(3) *Established through lot development.* In the case of three or more contiguous through lots recorded prior to the date of adoption of this chapter, the secondary front setback shall be established by the minimum front setback requirements of the zoning district in which the lots are located.

(Ord. effective 11-29-2013; Ord. effective 2-27-2015; Ord. effective 10-2-2015)