

Chapter 151-7 Density and Dimensional Standards

151-7.1 Density and Dimensional Standards Table

The following table summarizes the density and dimensional standards applicable in the Land Development Code's base zoning districts. In the event of conflict between this table and the standards listed in Sec. 151-4.3 through Sec. 151-4.15, this table shall control.

	AG	R-1	R-1A	R-1B	R-2	R-3	C-1	C-2	C-3	I-1	I-2
Minimum Lot Area (sq. ft.)											
House	20 Ac.	10 Ac.	3 Ac.	12,000	8,000	8,000	[4]	N/A	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	12,000	12,000	[4]	N/A	N/A	N/A	N/A
Multi-Unit	N/A	N/A	N/A	N/A	N/A	8,000 [3]	N/A	[5]	[5]	N/A	N/A
Other	20 Ac.	10 Ac.	3 Ac.	12,000	8,000	8,000	20,000	40,000	40,000	60,000	80,000
Min. Lot Width (ft.)	300	300	300 [2]	80	70	70	150	150	150	200	300
Minimum Setbacks (ft.)											
Front/Street Side	50	50	50	35	35	35	35	25	25	35	50
Interior Side	25	25	25	10	10	10	25	25	25	30	40
Rear	50	50	25	35	35	25	25	25	25	40	50
Maximum Building Height (ft.)											
Principal/Access [1]	40/30	40/30	40/30	35/30	35/30	40/20	35/35	40/40	40/40	45/45	45/45
Minimum Residential Living Area (sq. ft.)											
1-Story	N/A	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	N/A	N/A
Other	N/A	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	N/A	N/A
Max. Build. Cover (%)	N/A	N/A	N/A	N/A	N/A	N/A	60	70	70	50	50
Max. Floor Area	N/A	N/A	N/A	N/A	N/A	N/A	10,000	30,000	N/A	N/A	N/A

- [1] No height limit for farm structures unless regulated by airport height regulations.
- [2] Lots with an area of 3 to 4 acres located on interior subdivision streets shall be subject to a minimum lot width of 200 feet. All other lots shall be subject to a minimum lot width of 300 feet.
- [3] For first dwelling unit; plus 4,300 square feet for each additional unit beyond the first.
- [4] Residential uses in C-1 district are subject to R-2 district (conventional) standards.
- [5] Residential uses in C-2 and C-3 districts are subject to R-3 district (conventional) standards.
- [6] Nonconforming parcels in AG or R-1 zoned prior to 1986 are exempt from minimum lot area requirements.

151-7.2 Measurements, Computations and Exceptions

A. Density

Density refers to the number of dwelling units per unit of land area. Density is calculated by dividing the number of dwelling units on a site by the gross area (in acres) of the site on which the dwelling units are located. The number of dwelling units allowed on a site is based on the presumption that all other applicable standards will be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor a justification for adjusting other dimensional or development standards

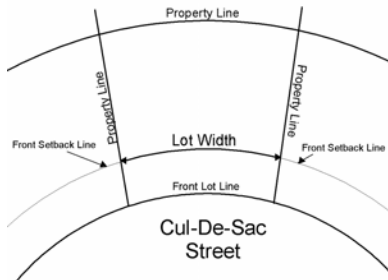
B. Lot Area

Lot area refers to the horizontal land area within lot lines. No building permit or development approval may be issued for a lot that does not meet the minimum lot area requirements of this

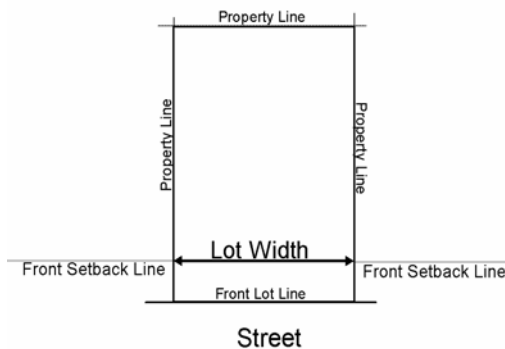
Land Development Code except in the following cases:

1. The minimum lot area standards of this Land Development Code shall not be construed to prohibit the construction of a detached house on a legal lot, provided that it is constructed in compliance with all applicable setback standards.
2. Utilities using land or an unoccupied building covering less than 1,000 square feet of site area are exempt from the minimum lot area standards.

C. Lot Width



Lot width is measured between side lot lines along a line that is parallel to the front lot line or its chord and located the minimum front setback distance from the front lot line.



D. Lot Depth

Lot depth is measured from the center (mid-point) of the front lot line to the center (mid-point) of the rear lot line.

E. Setbacks

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located, except as modified by the standards of this section. Setbacks must be unobstructed from the ground to the sky except as specified in this section.

1. Exceptions to Setbacks

Every part of a required setback must be open and unobstructed from the ground to the sky except as set out in this subsection:

- a. Trees, shrubbery or other landscape features may be located within any required setback;
- b. Fences and walls may be located within any required setback, subject to Sec. 151-6.3F;
- c. Driveways and sidewalks may be located within any required setback;

- d. Utility lines, wires and associated structures, such as power poles, may be located within any required setback.
- e. Signs, where permitted, may be located within any required setback but may not obstruct views of vehicular traffic;
- f. Uncovered porches, uncovered steps to building entrances, uncovered patio decks and uncovered balconies may extend up to 10 feet into any required front, rear or street side setback and up to 3 feet into any required interior side setback;
- g. Openwork fire balconies and fire escapes may extend up to 3½ feet into any required setback;
- h. Sills, belt courses, cornices, buttresses, eaves and other architectural features may extend up to 3 feet into any required setback;
- i. Off-street parking and loading areas may be located within required front or rear setbacks, subject to Sec. 151-10.1D.1;
- j. Chimneys and flues may extend up to 2 feet into any required setback;
- k. Accessory structures may be located within setbacks only if expressly stated in Sec. 151-6.3;
- l. Solar panels and other apparatus needed for the operation of active and passive solar energy systems, including but not limited to, overhangs, movable insulating walls and roofs, detached solar collectors, reflectors, and piping may project into a required rear setback by up to 10 feet and into a side setback by up to 3 feet. In all cases, however, they must be located at least 3 feet from all lot lines; and
- m. Satellite dish antennas may be placed in required rear setbacks.

2. Reduction for Public Purpose

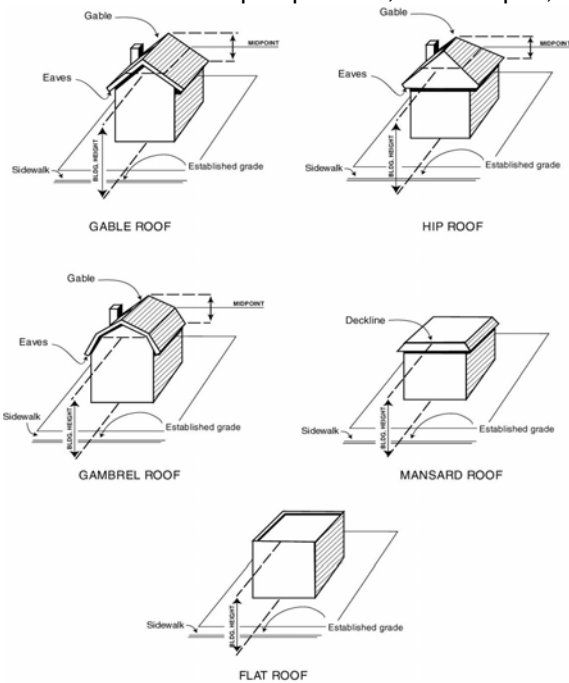
When an existing setback is reduced because of conveyance to a federal, state or local government for a public purpose and the remaining setback is at least 50 percent of the required minimum setback for the district in which it is located, then that remaining setback will be deemed to satisfy the minimum setback standards of this Land Development Code.

3. Alleys and Rear Setbacks

In computing the depth of a rear setback for any lot abutting an alley, one-half the width of such alley may be included in the rear setback dimension.

F. Building Coverage

Building coverage refers to the area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than open porches, fire escapes, canopies and the first 2 feet of a roof overhang.



G. Height

Building height refers to the vertical distance between the average finished grade (based on an average of the highest and lowest ground points) at the base of the building being measured and: 1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; 2) the highest point of a mansard roof; or 3) the highest point of the coping of a flat roof.

1. Fences or Walls

In the case of fences or walls, height shall be measured from ground level on the higher side of the fence or wall.

2. Exemptions from Height Limits

The height limitations contained herein shall not apply to any of the following:

- a. grain bins or other farm buildings in the AG and R-1 districts;
- b. electrical power transmission lines;
- c. belfries, cupolas, spires, domes, monuments, flagpoles, chimneys, radio/television receiving antennas or chimney flues; or
- d. bulkhead, elevator, water tank, or any other similar structure or necessary mechanical appurtenance extending above the roof of any building if such structure does not occupy more than 33 percent of the area of the roof.

3. Exceptions for Towers and Antennae

Towers and antennae for 2-way or commercial broadcast, wireless telecommunications, or towers for wind-powered generators or pumps may be allowed to extend above the district height standards if approved by Conditional Use Permit.

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