

Chapter 19.32

LOTS, YARDS AND BUILDING HEIGHTS

Sections:

- 19.32.010 Yard and bulk requirements--Generally.
- 19.32.020 Yard and bulk requirements--Residential districts.
- 19.32.030 Yard and bulk requirements--Commercial/industrial.
- 19.32.040 Exceptions to building requirements.

19.32.010 Yard and bulk requirements--Generally. The schedule of yard and bulk requirements set forth in this chapter and implemental regulations pertaining to the various zoning districts are hereby adopted and declared to be part of the ordinance codified in this title and may be amended in the same manner as any other part of this title. (Ord. 244 §2.11 (part), 1977).

19.32.020 Yard and bulk requirements—Residential districts

ZONING DISTRICTS AND REQUIREMENTS

| <u>YARD AND BULK ITEM</u> | <u>RESIDENTIAL</u> | | | | | | <u>MOBILE HOME PARK</u> | |
|--|--------------------|---------------|---------------|---------------|------------|--------------------|-------------------------|-------------------|
| | <u>R-7500</u> | <u>R-5000</u> | <u>R-3500</u> | <u>R-2000</u> | <u>M-2</u> | <u>RR</u> | <u>Singlewide</u> | <u>Doublewide</u> |
| Minimum lot area per Dwelling Unit (sq. ft.) | 7500 | 5000 | 3500 | 2000 | 5000 | See note 8 | 4000 | 5000 |
| Minimum frontage on a Town accepted street or State & CNTY Rd (ft.) | 75 | 50 | 50 | 50 | 50 | see note 9 | 40 | 50 |
| Maximum lot coverage (% of lot area) | 40% | 40% | 40% | 50% | 40% | ----- | ----- | ----- |
| Minimum front yard set Back from front property Line for principal & Accessory uses (feet) | 20 | 20 | 20 | 20 | 20 | 20 | 15 | 15 |
| Minimum side yard setback ¹ From a street for all uses (fee) 2,3,4 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 |
| Minimum side yard setback From an interior lot line for Principal uses (feet)2,3,4,7 | 5/10 | 5/10 | 5/10 | 5/10 | 5/10 | 5/10 | 5/10 | 5/10 |
| Minimum side yard setback From an interior lot line For principal and accessory Uses (in excess of two Stories)2,3 | --- | --- | 10 | 10 | --- | --- | --- | --- |
| Maximum rear yard setback For principal uses (feet) | 10 | 10 | 15 | 15 | 5 | 20 | 3 | 3 |
| Minimum rear and side yard Setbacks for accessory uses 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maximum height for principal And accessory uses (feet) | 35' | 35' | 35' | 45' | 15' | 35' (acc. Uses) | 35' (acc. Uses) | 35' |
| Maximum number of animal units (livestock) allowed per acre | ---- | ---- | ---- | ---- | ---- | 4 | ---- | ---- |
| Side clearance between Coaches | ---- | ---- | ---- | ---- | ---- | ---- | 15' | 15' |
| Rear clearance between Coaches | ---- | ---- | ---- | ---- | ---- | ---- | 18' | 18' |

- Note.
1. Minimum side yard setback. In the case where the side street is o less width than that shown on the major street plan, the setback from the centerline of the street shall be one-half of the width-projected street, plus one-half of the front setback.
 2. Minimum rear yard setbacks. In the case where a street abuts to the rear, a distance of at least one-half of the front setback requirement may be used.
 3. Not withstanding side yard setbacks set down herein; zero lot line development is permitted.
 - a. when common walls between units conform to the Uniform Building Codes
 - b. when a 10 foot setback is maintained from any adjoining accessory or principal use either existing or proposed; such setbacks may be guaranteed by subdivision approval or by covenant.
 4. No more than on side yard shall have less than 10-foot setback
 5. Non, except as may be required under the Uniform Building Code.
 6. where development of infill lots occurs in established residential neighborhoods, front yard setbacks (including those on corner lots) shall be that they substantially conform to front yard setbacks already established in the neighborhood.
 7. Where development of infill lots, with 50 foot frontage takes place, 5 foot side yard setback are permitted by action of the board, it is demonstrated that adequate parking is provided to accommodate two motor vehicles in the front yards and RV's in the rear yards.
 8. With public water and sewer 12,000 sq ft Without public water and sewer 2 acres
 9. Two acre site 150 ft 12,000 sq. ft. site 80 ft Fences are not subject to the setbacks specified in this section

19.32.030Yard and bulk requirements – Commercial / industrial

YARD AND BULK ITEM

ZONING DISTRICTS AND REQUIREMENTS
COMMERCIAL / INDUSTRIAL

| | <u>TCC</u> | <u>HC</u> | <u>CR</u> | <u>LI</u> | <u>IP</u> |
|---|---------------------|-----------|-----------|-----------|-----------|
| Minimum lot area | No limitations | 2 | 2 | 2 | 2 |
| Minimum frontage on a town- Accepted street or state and County road | No limitations----- | | | | |
| Minimum lot area (% of lot area) | No limitations----- | | | | |
| Maximum lot coverage (% of lot area) | 2 | 2 | 2 | 2 | 2 |
| Minimum front yard setback from Front property line for principal And accessory uses (feet) | 2 | 2 | 2 | 2 | 2 |
| Minimum side yard setback from A street for all uses 1 | 2 | 2 | 2 | 2 | 2 |
| Minimum side yard setback from An interior lot line for principal And accessory uses | 2 | 2 | 2 | 2 | 2 |
| Minimum rear yard setback for Principal and accessory uses | 2 | 2 | 2 | 2 | 2 |
| Maximum height for principal uses | 50 | 50 | 50 | 50 | 50 |

- Notes: 1. Minimum Side Yard Setback. In the case where the side street is of less than width than that on the major street plan, the setback from the centerline of the street shall be one-half of the width-projected street, plus one-half of the front setback.
Minimum Rear Yard Setbacks. In the case where a street abuts to the rear, a distance of at least one-half of the front setback requirement may be used.
2. To be determined by the building inspector for all permitted or accessory uses, and by the PZC and board of trustees in conjunction with and SPR or special review use regulations.

General Note: Fences are not subjected to the setbacks specified in this section

Special note: Yard and bulk items applicable to the R-2000 zone shall apply to single family dwelling or duplex dwelling in Town Center Commercial Zoning District.

(ORD, 456, 1985 Ord. 370, 1982).

