

CHAPTER 1256 DEVELOPMENT STANDARDS

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1256.01 **General Development Standards**

A. General Lot Area Regulations. No parcel of land shall hereafter be so reduced or divided so as to provide less than the minimum lot size required in the district in which such land is situated. When the boundary line of two (2) zoning districts divide a lot held in single ownership, the yard requirements provided herein shall apply and extend from the zoning district line.¹

1. *Corner Lots*

- a) All corner residential lots shall have extra width sufficient for maintenance of building setback lines on both streets. The minimum lot width shall be one hundred (100) feet.
- b) Dimensions of corner lots shall be large enough to allow for erection of buildings, observing the minimum front yard setback from both streets.

2. *Nonconforming Lots.* A lot of less area or width, which was so recorded at the time of the adoption of this Ordinance, and the owner thereof owns no adjoining land, may be occupied by a single family dwelling and shall meet the requirements of [Chapter 1260](#) (Nonconforming Lots, Structures and Uses). Measurement of the lot area shall be made to the street right-of-way.

B. General Yard Requirements. Except as herein provided, every required yard shall be open and unobstructed and shall not be reduced or diminished in area so as to be smaller than prescribed by this Resolution.²

1. External areas of structures will be landscaped and maintained.
2. Undeveloped areas of the parcel will be kept free of debris, weeds and routinely maintained by the cutting of all grass areas.
3. All uses and activities shall be inside buildings unless related to the existing primary use of the property.
 - a) Commercial and where possible, industrial, work activities and material handling will be confined within buildings or within closures; and materials and products will be stored in enclosed structures or areas screened from view from adjoining property.³

¹ Amended Ord. 27-2006; Effective August 1, 2006

² Amended Ord. 27-2006; Effective August 1, 2006

³ Amended Ord. 27-2006; Effective August 1, 2006

C. Height. No building or other structure shall hereafter be erected or structurally altered to exceed the height required, except:⁴

1. *Buildings* - The maximum height of buildings and number of stories specified in each district may be exceeded for public and semi-public buildings, commercial, industrial and apartment buildings provided the required front, side and rear yards are increased by two (2) feet for each foot of additional building height to a maximum height of fifty (50) feet.
2. *Structures* - height regulations of buildings shall not apply to telecommunication towers, monuments, church spires/bell towers, water, or fire towers, chimneys or cooling towers, silos, flagpoles except where the height of such structure will present a hazard to the safe landing and takeoff of aircraft at an established airport.

D. Architectural Projections

1. Open covered structures such as porches, canopies, balconies, platforms, and carports; structures such as patios, balconies, platform or decks that are covered and similar architectural projections, shall be considered a part of the building to which attached and shall not project into the required minimum front, side, or rear yard.
2. Every part of a required yard shall be open to the sky except where accessory buildings are permitted in a rear yard and except for the ordinary projections of sills, belt courses, cornices, and ornamental features projecting not more than eighteen (18) inches and eaves projecting not more than two (2) feet.
3. Open or lattice enclosed fire escapes, fire proof outside stairways, balconies opening upon fire towers and ordinary projections of chimneys and flues into the rear yard may be permitted for a distance of not more than five (5) feet, but only where the same are so placed as not to obstruct light and ventilation.
4. Wood decks and tree houses are considered accessory buildings and structures. As such a permit is required prior to the construction or erection of the same and should be in accordance with [Chapter 1257](#) (Supplemental District Uses and Structures).

⁴ Amended Ord. 27-2006; Effective August 1, 2006

1256.02 **Development Standards Matrix**

The development and execution of this Chapter is based upon the division of the City into districts within which the uses of land and buildings and the bulk and location of buildings and structures in relation to the land are substantially uniform. The following provisions shall apply in the respective zoning districts. Development standards for the TND, Corridor Overlay District, and PUD are contained in [Chapters 1251 to 1253](#).

A. Development Requirements for "A," "S," and "R" Districts						
District	Minimum Lot Area (#1)		Minimum Yard (#2)			Maximum
	Net Acreage (or s.f.) per dwelling unit	Width (ft.)	Front	Side	Rear	Stories
"A" Agricultural District	5 acres	150	50	20	35	2-1/2
"S-1" Suburban Residential	1 acre	150	50	20	35	2-1/2
"R-1" Single Family Residential	20,000 s.f.	100	35	15	35	2-1/2
"R-2" Single Family Residential	15,000 s.f.	90	35	10	35	2-1/2
"R-3" Single Family Residential	10,800 s.f.	80	35	10	35	2-1/2
"R-4" Two-Family Residential	SF: 10,800 s.f. 2F: 15,000 s.f.	SF: 80 2F: 100	35	SF: 10 2F: 15	35	2-1/2
"R-5" Multi-Family Residential (#4)	SF: 10,800 s.f.; 2F: 15,000 s.f.; MF: 18,000 s.f. or 3,500 s.f. per dwelling unit, whichever is greater	SF: 80 2F: 100 MF: 100	SF: 30 2F: 35 MF: 35	SF: 10 2F: 15 MF: 15	25	2-1/2

Footnotes to Table: ("ft." = feet; "s.f." = square feet; "BR" = Bedroom; "SF" = Single Family; "2F" = Two Family)

- #1 The minimum lot area standard indicated in the table shall not include public rights-of-way or easements. be made to the street right-of-way. A lot of less area or width, which was so recorded at the time of the a owner thereof owns no adjoining land, may be occupied by a single family dwelling and shall meet the rec (Nonconforming Lots, Structures, and Uses).
- #2 When the boundary line of two (2) zoning districts divide a lot held in single ownership, the minimum yard from the zoning district line.
- #3 No building, except those for agricultural purposes where permitted, shall be erected or enlarged to exceed district except as provided for in [Section 1256.01.D](#). (Architectural Projections).
- #4 Site design and development shall be required in accordance with provisions of [Section 1241.06](#) (Site Pla

B. Development Requirements for "C," "B," and "M" Districts					
District (#1)	Minimum Lot Area (#2)		Minimum Yard (#3)		
	Net Acres (or s.f.)	Width (ft.)	Front	Side	Rear
"C-1" Neighborhood Commercial	25,000 s.f.	90	50	20; 30 if abutting an "A", "S-1" or "R" District	
"C-2" Village Center Commercial	10,800 s.f.	90	0	0	

"C-3" General Commercial	25,000 s.f.	100	50	20; 30 if abutting an "A", "S-1" or "R" District	30 if abutting "S-1" or "R" District
"C-4" Highway Shopping Center Business District	120,000 s.f. (600 feet depth)	200	100	20; 100 if abutting an "A", "S-1" or "R" District	100 if abutting "S-1" or "R" District
"B-P" Business Park District	2 acres	150	50; 100 if abutting an "A", "S-1" or "R" District	50 (driveway side) 25 (other side); 100 if abutting an "A", "S-1" or "R" District; 30 (accessory bldg)	100 if abutting "S-1" or "R" District; 30 (accessory bldg)
"M-1" Light Industrial / Office Research District	1 acre	150	50	30; 50 if abutting an "A", "S-1" or "R" District	45 if abutting "S-1" or "R" District
"M-2" General Industrial	5 acres	250	50; 100 if abutting an "A", "S-1" or "R" District	40; 100 if abutting an "A", "S-1" or "R" District	100 if abutting "S-1" or "R" District

Footnotes to Table:

- #1 Site design and development shall be required in accordance with provisions of [Section 1241.06](#) (Site Plan Requirements).
- #2 The minimum lot area standard indicated in the table shall not include public rights-of-way or easements. Measurement of the lot area shall be measured to the centerline of the public right-of-way. A lot of less area or width, which was so recorded at the time of the adoption of this Ordinance, and the owner thereof own shall meet the requirements of [Chapter 1260](#) (Nonconforming Lots, Structures, and Uses).⁵
- #3 When the boundary line of two (2) zoning districts divide a lot held in single ownership, the minimum yard requirements shall apply to the zoning district which has the greater yard requirements.
- #4 No building shall be erected or enlarged to exceed the height standards indicated except as provided for in [Section 1256.01.C](#). (H)

⁵ Amended Ord. 12-98; Passed 4-7-98