

ARTICLE 5: DIMENSIONAL REQUIREMENTS

SECTION 5.1 TABLES OF DIMENSIONAL STANDARDS

SUBSECTION 5.1.1 RESIDENTIAL DISTRICTS

ARTICLE 5: DIMENSIONAL REQUIREMENTS

5.1. TABLES OF DIMENSIONAL STANDARDS

All primary and accessory structures are subject to the dimensional standards set forth in the tables in this Section. These general standards may be further limited or modified by other applicable sections of this Land Use Code. General rules for measurement and exceptions are in Section 5.2.

5.1.1. RESIDENTIAL DISTRICTS

| TABLE 5.1-1: DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS <i>[Bracketed numbers refer to notes at the bottom of the table.]</i> | | | | | | |
|--|--|---------|---------|-------|---|---|
| District | R-A | R-T | R-6 | R-12 | R-18 | |
| Density | Maximum without clustering (DU/gross acre) | 0.2 [1] | 0.5 [1] | 6.0 | 12.0 | 18.0 |
| | Maximum with clustering (DU/gross acre) | 1.0 | 2.0 | | | |
| | Minimum | - | - | - | - | 12.1 |
| Lot Size, minimum (sq.ft.) | | 20,000 | 10,000 | 7,500 | Townhouse: 3,000; All other: 7,500 | Townhouse: 3,000; All other: 7,500 |
| Setbacks, minimum | Front (ft) | 25 | 25 | 25 | 15 | 15 |
| | Side (ft) [2] | 10 | 5 | 5 | 5 | 5 |
| | Rear(ft) | 10 | 10 | 10 | 10 | 10 |
| Dwelling Unit Size, minimum (sq.ft.) | | 400 | 400 | 400 | 400 | 400 |
| Building Height, maximum(ft) | | 28 | 28 | 28 | 24 single-family detached | 35 |
| | | | | | 35 any other structure | |
| Landscaping (%) | | - | - | 15 | 15 | 15 |
| <p>[1] Density will vary depending on how much land is set aside for conservation purposes. See Section 7.6, <i>Conservation Subdivisions</i>.</p> <p>[2] Corner lots shall have a minimum 10-foot side setback on the street sides.</p> | | | | | | |

ARTICLE 5: DIMENSIONAL REQUIREMENTS

SECTION 5.1 TABLES OF DIMENSIONAL STANDARDS

SUBSECTION 5.1.2 MIXED-USE DISTRICTS

5.1.2. MIXED-USE DISTRICTS

TABLE 5.1-2: DIMENSIONAL STANDARDS – MIXED-USE DISTRICTS

[Bracketed numbers refer to notes at the bottom of the table.]

| District | | MU-R | MU-C | MU-TC |
|--|--------------------------------------|--|--|--|
| Density/ Intensity | Residential, maximum (DU/gross acre) | 16.0 | 16.0 | 16.0 |
| Setbacks, minimum | Front (ft) | 20 | 40 from highway 20 from secondary roads At least 50 percent of the primary street frontage must be occupied by a building wall. Also see site layout standards in Section 6.7.4. | ODB overlay: 0-foot build-to line; ODE overlay: flexible build-to zone. See Section 6.7.5.C.6. All other areas: 10 |
| | Side (ft) [1] | 5 | 5 | 5 |
| | Rear(ft) | 10 | 5 | 5 |
| Dwelling Unit Size, minimum (sq.ft.) | | 400 | 400 | 400 |
| Building Height, maximum(ft) | | 24 - single family detached | 35 | ODB: 40 (may be allowed up to 4 stories by Town Council) |
| | | 35 - any other building (remaining properties) | | OHSB: 45 All other areas: 40 |
| Landscaping (%) | | 15 | 15 | 15 |
| NOTES: | | | | |
| [1] Corner lots shall have a minimum 10-foot side setback on the street sides. | | | | |

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SECTION 5.2 MEASUREMENTS AND EXCEPTIONS

SUBSECTION 5.1.3 NON-RESIDENTIAL AND OTHER DISTRICTS

5.1.3. NON-RESIDENTIAL AND OTHER DISTRICTS

| TABLE 5.1-3: DIMENSIONAL STANDARDS – NON-RESIDENTIAL AND OTHER DISTRICTS <i>[Bracketed numbers refer to notes at the bottom of the table.]</i> | | | | | |
|---|---------------|--|------------------------------------|----|----|
| District | | C | LI | OS | PS |
| Setbacks, minimum | Front (ft) | 40 from highway 20 from secondary roads | 30 (50 on arterial) | 30 | 20 |
| | Side (ft) [1] | 5 | 20 (50 if abutting residential) | 20 | 5 |
| | Rear (ft) | 5 | 10 | 20 | 5 |
| Building Height, maximum (feet) | | 35 | 35 | 25 | 45 |
| NOTE: [1] Corner lots shall have a minimum 10-foot side setback on the street sides. | | | | | |

5.2. MEASUREMENTS AND EXCEPTIONS

5.2.1. DENSITY

A. Acre, Gross

Means a measure of land area (43,560 square feet).

B. Density

Means the number of dwelling units allowed for each gross acre of land, and is determined by dividing the number of dwelling units on a site by the gross acreage of the site, including dedicated rights-of-way, private streets, and open space set asides. In the determination of the number of residential units to be allowed on a specific parcel of land, a fractional unit equal to or greater than one-half of a unit shall be rounded up to equal a full unit.

C. Dwelling Units Allowed

The number of dwelling units allowed on a site is based on the presumption that all other applicable standards of this Land Use Code shall be met. The maximum density established for a zoning district is not a guarantee that such densities may be obtained, nor a valid justification for varying or modifying other dimensional or development standards.

5.2.2. LOT SIZE

A. Minimum Lot Dimensions

Any lot that is created, developed, used, or occupied shall meet the minimum lot size and frontage requirements in Tables 5.1-1, 5.1-2, and 5.1-3 for the zoning

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SECTION 5.2 MEASUREMENTS AND EXCEPTIONS

SUBSECTION 5.2.3 SETBACKS

district in which it is located, except as otherwise established in this Land Use Code for particular uses. New lots shall also meet the development standards set forth in Section 7.3.3, *Blocks and Lots*.

B. Number of Principal Buildings or Uses Per Lot

1. Only one main building for single-family or duplex use, with permitted accessory buildings, may be located upon a lot or unplatted tract. Every dwelling shall face or front upon and have legal means of access to a street or officially approved place.
2. Where a lot or tract of land is used for multiple-family, mixed use, commercial, or industrial purposes, more than one main building may be located upon the lot but only when such buildings conform to all requirements of this Land Use Code applicable to the uses and district, and when all main buildings face upon a street or otherwise approved place.

5.2.3. SETBACKS

A. Required Setbacks

1. A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum setback requirements set forth in Section 5.1 for the zoning district in which it is located, except as otherwise established in this Land Use Code or unless a variance or minor modification has been granted. Setbacks shall be measured from the property lines.
2. Setbacks shall be unoccupied and unobstructed by any structure or portion of a structure from 30 inches above grade upward; provided, however, that fences, non-structural walls, trellises, poles, posts, ornaments, furniture, and other customary yard accessories may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.
3. When non-residential and residential lots abut one another, the non-residential use must meet the same setback requirements as the residential lot abutting it.
4. As used in this Section, the term “building” includes any structure that by nature of its size, scale, bulk, dimension, or use constitutes a visual obstruction or generates activity similar to that usually associated with a building. Without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:
 - a. Gas pumps and overhead canopies or roofs.
 - b. Fences running along lot boundaries adjacent to public rights-of-way that exceed six feet in height and are substantially opaque.

B. Projections into Required Setbacks, General

The following structures may project into required front, side, or rear setbacks as specified in this subsection:

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SUBSECTION 5.2.3 SETBACKS

1. **Paved Terraces**

Paved terraces may project into any required setback, provided that no structures placed there shall violate other requirements of this Land Use Code and are at least five feet from the lot line.
 2. **Unroofed Landings, Decks, Stairs and Balconies**

Unroofed landing, decks, and stairs may project into required setbacks, provided that no portion other than a handrail shall extend higher than 30 inches above the finished grade level. Unroofed balconies may project into a required side or rear yard provided these projections are at least five feet from the property line.
 3. **Incidental Architectural Features**

Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, headers, sills, pilasters, lintels, ornamental features, and other similar architectural features may project not more than two feet into any required yard provided these projections are at least 7.5 feet from the lot line.
 4. **Roofs Over Porches and Other Exterior Approaches**

Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may encroach up to five feet into a front setback. The covered porch or entrance area encroaching into the setback shall remain exterior to the building and enclosed by no more than a railing.
 5. **Projections Into Easements and Rights of Ways Prohibited**

Projections shall not extend or encroach into any public or private easement(s) or right(s)-of-way
 6. **Handicap Ramps**

Handicap access ramps may be located within required front, side, and rear setbacks.
- C. **Contextual Front Setbacks**

The following exceptions to the front setback requirements for dwellings abutting local streets, not collector or arterial streets, are authorized for a lot in any district.

 1. If there are dwellings on both abutting lots with front setbacks of less than the required depth for the district, the front setback of the lot need not exceed the average front setback of the abutting dwellings.
 2. If there is a dwelling on one abutting lot with a front setback of less than the required depth for the district, the front setback for the lot need not exceed a depth one-half way between the depth of the abutting lot and the required front setback depth.
- D. **Double-Frontage Lots**

In the case of double-frontage lots, front setbacks shall be provided on all frontages.
- E. **Corner Sight Distance**

On any corner lot on which a front and side yard are required, no wall, fence, structure, sign, or any plant growth that obstructs sight lines at elevations between

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SUBSECTION 5.2.4 BUILDING HEIGHT

2.5 feet and six feet above any portion of the crown of the adjacent roadway shall be maintained in a triangle formed by measuring from the point of intersection of the front and exterior side lot lines a distance of 25 feet along the front and side lot lines and connecting the points so established to form a right triangle on the area of the lot adjacent to the street intersection.

5.2.4. **BUILDING HEIGHT**

A. **Height Requirements Generally**

No building shall be erected or altered that will exceed the height limit for the respective zoning district, unless otherwise provided in subsection B. below or elsewhere in this Land Use Code.

B. **Height Exceptions for Appurtenances**

Except as specifically provided elsewhere in this Land Use Code, the height limitations contained in this Land Use Code do not apply to cupolas, flagpoles, chimneys, antennas, heating and ventilation equipment, stairwell towers or similar appurtenances; provided, however, the following:

1. The appurtenance does not interfere with Federal Aviation Regulations;
2. The appurtenance does not extend more than 5 feet above the maximum permitted building height, except for flagpoles, church belfries, and antennas that must be of greater height in order to function;
3. The appurtenance is not constructed for the purpose of providing additional floor area in the building;
4. The appurtenance complies with the screening requirements for mechanical equipment and appurtenances in 6.10.4(D), *Screening*; and
5. The appurtenance is functional.

5.2.5. **LANDSCAPING**

Landscaping required by this Article shall be provided pursuant to Section 6.10, *Landscaping and Buffers*.