

BUILDING SETBACKS REQUIREMENTS (17.20.120)

DISTRICT	MINIMUM LOT AREA (SQ. FT.)*	MINIMUM LOT WIDTH AND FRONTAGE (FT.)	MINIMUM YARDS (FT.) FRONT	MINIMUM YARDS (FT.) REAR	MINIMUM YARDS (FT.) SIDE	MAXIMUM LOT CONVERAGE	MAXIMUM BUILDING HEIGHT
S-1, A-80	80,000	200	40	100	20	10	35
A-20	20,000	125	30	30	15	20	35
A-12	12,000	100	25	20	10	30	35
A-8	8,000	80	25	20	10	30	35
A-6	6,000	60	25	20	8	30	35
B-1 & B-2 SINGLE- FAMILY	6,000	60	25	20	8	35	35
B-1 & B-2 TWO- FAMILY	8,000	60	25	20	8	35	35
B-2 MULTI- FAMILY	SEE FORMULA IN §17.20.090(a)	SEE FORMULA IN §17.20.090(a)	25	20	8	50	35
C-1	6,000	60	25	20	8	60	35
C-2	6,000	60	25	20	8	60	30
C-3	6,000	60	0	20	0	100	35
C-4	12,000	120	40	20	8	50	35
C-5	10,000	80	30	20	8	60	35
M-1	30,000	150	40	30	20	60	35
M-2	60,000	200	40	30	25	60	35
EI**	10,000	0	0	20***	20***	100***	35****

* Subject to performance standards described in Section 17.24.010.

** Subject to requirements of Chapter 17.106 and major land development approval.

*** Zero feet if adjacent yard is also in an EI, M-1, or M-2 district. Maximum lot coverage is also subject to required yards.

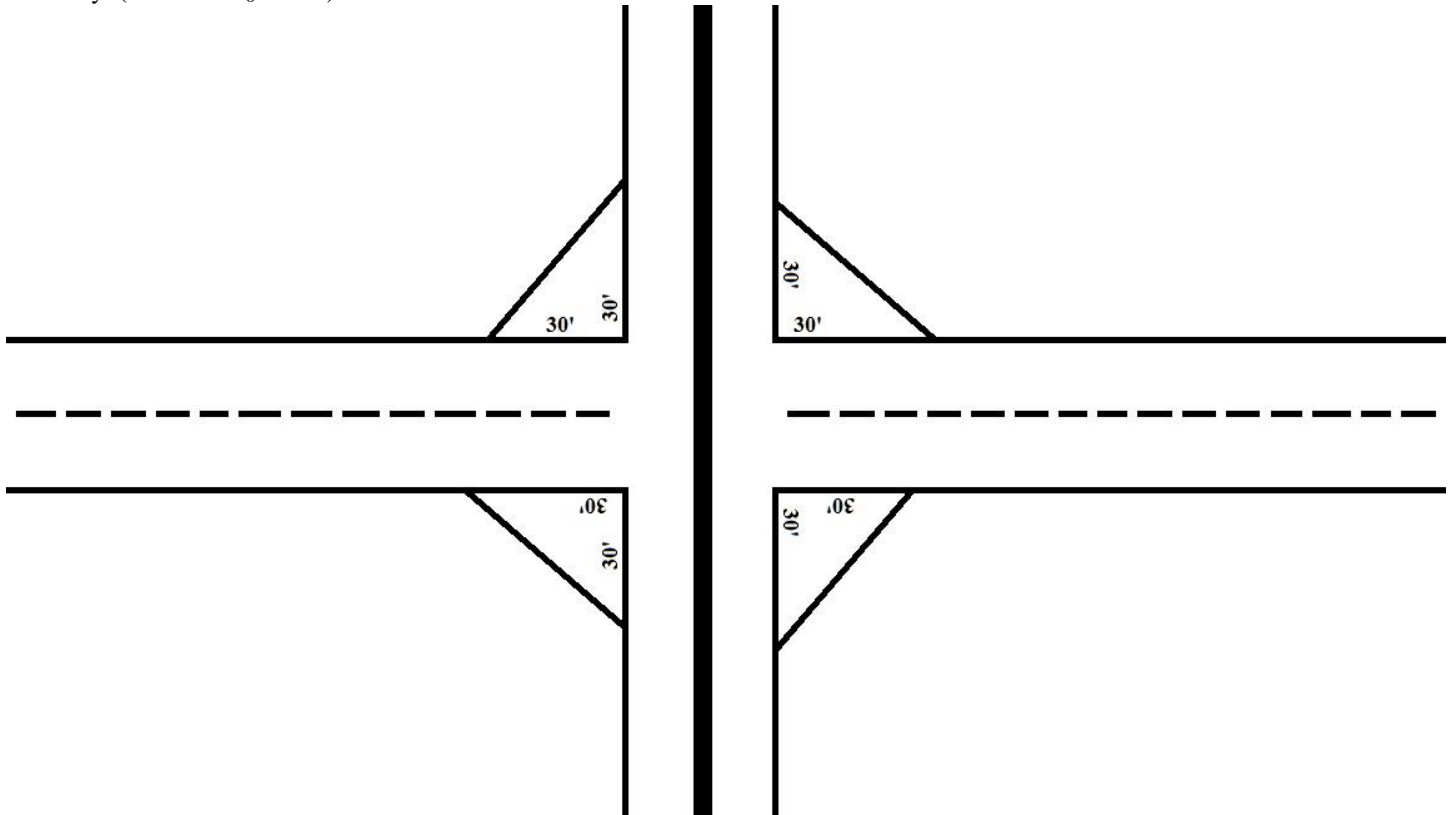
**** Seventy-five (75) feet if the adjacent lot is also in an EI, M-1, or M-2 district, or if the minimum yard setback from any other (non EI, M-1, or M-2) zoning district is increased 1.5 feet for every one foot in height over thirty-five (35) feet.

(Ord. 04-51 § 7 Exh. B; prior code § 30-17)

17.20.100 – Corner Visibility.

A. On a corner lot, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of two and one-half and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along such street lines thirty (30) feet from the point of the intersection.

B. In areas within ten (10) feet from the sides of a driveway and from the street line to a line ten (10) feet from the sides of a driveway and from the street line to a line ten (10) feet back from the street line, between a height of three and one-half and ten (10) feet above the centerline grade of the driveway, nothing shall be erected placed, planted or allowed to grow in such a manner so as to materially impede vision from the front ten (10) feet of the driveway to the sidewalk extending ten (10) feet on either side of the driveway. (Prior code § 30-16)



17.20.110 – Residential yard exceptions.

A. Building Projections. Projections of window sills, belt courses, eaves, cornices and other ornamental features shall be permitted.

B. Extension into Front Yard. The space in a required front yard shall be open and unobstructed by structures other than signs except that an unenclosed porch may extend no more than ten (10) feet into the front yard.

C. Required Front Yards in Developed Blocks. In a block which twenty-five (25) percent or more of the frontage within two hundred (200) feet of the lot and on the same side of the street is developed with structures, the required front yard for a structure hereafter erected on that lot shall extend to the average alignment of such existing structures instead of as provided in the succeeding sections of this chapter, except that no residence shall have a front yard depth of less than five feet in depth or need have a front yard of greater depth than forty (40) feet in an A-80 district, thirty (30) feet in an A-20 district or twenty-five (25) feet in any other residential district.

D. Principal Front Yards. In any district, a lot having frontages on two public ways that do not intersect shall have two front yards each of a depth as provided in this chapter. One such front yard shall be designated the principal front yard.

One yard of a corner lot shall be designated as a principal front yard. In a residential district, the yard adjacent to the street that the front door faces shall be the principal front yard.