

155.2.1.120 Building Setbacks and Lot Area Requirements

(See 155.2.1.121 – 155.2.1.123.)

155.2.1.121 Requirements in General

- A. General dimensional requirements. The size, width, shape, and orientation of building sites shall be appropriate for the location of the land division and for the type of development and use contemplated, and shall comply with lot requirements of this chapter. See definitions for lot types and 155.6 for lot type drawings.
 - (1) Depth. Each lot shall have an average depth between the lot front line and the lot rear line of not less than 150 feet and shall be not more than two and one-half times the average width between the lot lines. The two and one-half times requirement does not apply to lots greater than five acres in size, and this requirement can be waived for lots five acres or smaller if it is readily apparent further division will satisfy this requirement.
 - (2) Frontage. Each lot shall have frontage of not less than 60 feet upon a street or street easement, except:
 - a. A lot on the outer radius of a curved street or facing a cul-de-sac shall have frontage of not less than 35 feet upon a street, measured on the arc.
 - b. Lots accessed by easement shall conform to the standards of 155.3.1.2, I & K.
- B. Lot sidelines. As far as is practicable, lot side lines shall run at right angles to the street upon which the lots face, except that on curved streets they shall be radial to the curve.
- C. Suitability for intended use. All lots shall be suitable for the purpose for which they are intended to be used. No lot shall be of such size or design as to be detrimental to the health, safety, or sanitary needs of the residents of the subdivision area or of such lot, as determined by the City in accordance with the purpose of this chapter.
- D. Land for public purpose. When the City, the school district, or other public agency has expressed a definite interest in acquiring a specified portion of a proposed division for a needed public purpose and there is reasonable assurance that steps will be taken to acquire the land, then the City may require that those portions of the division be reserved for public acquisition at a negotiated price for a period not to exceed six months from the date of City Council approval of a subdivision preliminary plan.
- E. Lake access. Common access may be provided within a subdivision where maintenance is provided for in deed covenants.
- F. Setback measurement. Building setbacks are measured from a point on the wall or foundation nearest to the respective property line. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed on the following table and illustrated in the appendix, apply to primary structures as well as accessory structures. A Variance is required in accordance with Section 155.5.1 to modify any setback standard.
- G. Lots with water frontage. Lots with water frontage shall have a minimum of 50 feet water frontage.

155.2.1.122 Specific Requirements

For non-conforming lots, and at the discretion of the Planning Commission, foundations may intrude into side yard setbacks no more than one foot. Requirements for lot area, width, and coverage, yard setbacks, building height, vision clearances are as set forth in the following table:

<i>R-1 DISTRICT LOT AND STRUCTURE REQUIREMENTS</i>	
ITEM	REQUIREMENT
Lot area	1 acre minimum
Lot average width	150 feet minimum
Lot Coverage :	
Structures	30% maximum
Structure Setback:	
Front yard	30 feet from Highway 101 R-O-W
Front yard	25 feet from property line
Side yard (corner lot)	15 feet from property line
Side yard (interior lot)	10 feet from property line
Rear yard	10 feet from property line
Shoreline	50 feet (water dependent excluded)
Significant Wetlands:	
Delineated Wetlands	0-feet
Non-Delineated	50-feet
Riparian Corridor	50-feet
Structure Height:	
Height from average grade	Lesser of 32 feet or 2 ½ stories maximum

155.2.1.123 Additional Requirements

- A. Additional setback requirements.
 - (1) *Building features.* The following building features may project into the required front yard set– back no more than five feet and into the required interior yards setback no more than two feet:
 - a. Eaves, cornices, belt courses, sills, awnings, buttresses, air conditioners, or other similar features.
 - b. Chimneys and fireplaces, provided they do not exceed eight feet in width.
 - c. Porches, platforms, decks and landings that do not extend above the level of the first floor of the building.
 - d. Signs conforming to all other applicable ordinances.

- (2) *Utility easements.* Where a utility easement is recorded, the setback shall not be less than the width of the easement.
- (3) *Structures in the setback areas.* Structures in lot setback areas are not permitted except for fences, retaining walls, water wellheads, driveways, and utility poles and cabinets. Retaining walls are permitted in setback areas only for the purpose of slope or grade stabilization or retention and may not be part of any other use. The height of retaining walls in the setback areas shall be no higher than that permitted for fences.

B. Additional height requirements.

- (1) Height limits established for the respective districts refer to the height of the building. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, and similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, television antennas, steeples, and similar structures may be erected above the height limits prescribed in this section, provided that no roof structure, feature, or any other device above the prescribed height limit shall be allowed or used for the purpose of providing additional floor space.
- (2) The maximum height of buildings permitted conditionally shall be the same as the requirements of the district in which it is located unless otherwise specified.
- (3) Fences in the front yard setback areas: Chain link unfilled (no slats), ornamental and other fencing that does not obstruct vision may not exceed six feet in height. Solid fencing that obstructs vision shall be limited to 3 ½ feet in height. Fences in the side and rear yard setback areas: Fencing (all types) may not exceed six feet in height.
- (4) Fences are not permitted in the shoreland areas.

C. Additional lot area requirements. The minimum area requirements of this section shall not be construed to govern in situations where greater minimum area requirements are imposed or required by state law, state rules and regulations, or the provisions of this chapter.