

MINIMUM SEPARATION DISTANCES FOR ON-SITE SEWAGE SYSTEMS

ITEMS REQUIRING SETBACK	FROM SEWAGE DISPOSAL AREA INCLUDING REPLACEMENT AREA	FROM SEPTIC TANK & OTHER TREATMENT UNITS, EFFLUENT SEWER AND DISTRIBUTION UNITS
1. Groundwater Supplies	100'	50'
2. Temporarily Abandoned Wells	100'	50'
3. Springs: * Upgradient * Downgradient	50' 100'	50' 50'
*4. Surface Public Waters: * Year round * Seasonal	100' 50'	50' 50'
5. Intermittent Streams: * Piped (watertight not less than 25' from any part of on-site system) * Unpiped	20' 50'	20' 50'
6. Groundwater Interceptors: * On a slope of 3% or less * On a slope greater than 3%: - Upgradient - Downgradient	20' 10' 50'	10' 5' 10'
7. Irrigation Canals: * Lined (watertight canal) * Unlined: - Upgradient - Downgradient	25' 25' 50'	25' 25' 50'
8. Cuts Manmade in Excess of 30" (top of downslope cut): * Which intersect layers that limit effective soil depth within 48" of surface * Which do not intersect layers that limit effective soil depth	50' 25'	25' 10'
9. Escarpments: * Which intersect layers that limit effective soil depth * Which do not intersect layers that limit effective soil depth	50' 25'	10' 10'
10. Property Lines	10'	5'
11. Water Lines	10'	10'
12. Foundation lines of any building, including garages & outbuildings	10'	5'
13. Underground Utilities	10'	-
* This does not prevent stream crossings of pressure effluent sewer.		

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 dependant 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 setback 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.

155.2.1.130 Residential Density

The following density standards apply to all new development. The standards are intended to ensure efficient use of buildable lands and provide for a range of needed housing, in conformance with the Comprehensive Plan.

New land divisions and site developments shall provide for housing at a maximum density of no more than one dwelling per acre.

155.2.1.140 All Uses

See appendix 155.6 for lot, blocks, street uses.

155.2.1.200 Special Standards for Certain Uses