

CHAPTER 36 SITE DESIGN STANDARDS

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36.1.0 PURPOSE. The purpose of this chapter is to establish certain basic development requirements. These are minimum standards of which must be met to assure land use compatibility and promote public health, safety and welfare.

36.2.0 YARDS.

- (1) VARIABLE YARD REQUIREMENTS. The Board of Commissioners, on recommendation of the Planning Commission, and after a public hearing held by the Planning Commission, may establish a building line along certain streets throughout certain zones or throughout certain natural areas, other than the setback requirements as established herein, when it is found that to do so will protect the public health, welfare and safety.
- (2) FRONT YARD. Where any front yard is required, no building, structure, satellite dish, stationary play equipment or clothes lines shall be hereafter erected, altered, or placed so that any portion thereof shall be nearer to the front property line than the distance indicated by the depth of the required front yard, except:
 - (a) Eaves, cornices, belt courses, and similar ornamentation may project over a front yard not more than two feet.
 - (b) An open or enclosed porch shall be considered part of a building in the determination of the front yard setback and lot coverage.
 - (c) Within the AP-20, AP-40, R-T, RR-1, RR-5, RC-1, RC-5, RS-40, RS-20, RS-12, RS-1, R-1, R-2, and R-3 Districts, where the front yard of a lawfully existing structure is less than that required for the district in which the structure is located, alteration or enlargement of said structure may be permitted, but shall not further reduce the existing front yard dimension or be located closer than fifteen feet from the front property line, whichever is the most restrictive.
 - (d) Within the AP-20, AP-40, R-T, RR-1, RR-5, RC-1, RC-5, RS-40, RS-20, RS-12, RS-1, R-1, R-2, and R-3 Districts, where the front yards provided for lawfully existing structures upon the majority of lots within the same block front and on the same side of the street are of less depth than required by the applicable district regulation, the minimum front yard requirement for the remaining unoccupied

lots within the same block front and on the same side of the street shall be reduced to a depth not less than the average front yard dimension provided by said existing structures, but in no case shall the front yard depth be less than fifteen feet.

- (3) **SIDE YARD.** Where any specified side yard is required, no building shall be hereafter erected or altered so that any portion thereof shall be nearer to the side lot line than the distance indicated by the width of the required side yard.
 - (a) **EXCEPTIONS:** Eaves, cornices, belt courses, similar ornamentation and fireplaces may project over a side yard, but not more than 2 feet.
- (4) **REAR YARD.** Where any rear yard is required, no building shall hereafter be erected or altered so that any portion thereof may be nearer to the rear lot line than the distance indicated by the required rear yard, except:
 - (a) Eaves, cornices, steps, platforms, and open porches may extend into the rear yard, but not more than 4 feet.
 - (b) An open or enclosed porch shall be considered part of a building in the determination of the rear yard setback and lot coverage.
- (5) **CORNER LOTS:** The following corner lot setbacks apply: The primary structure and accessory buildings shall maintain a setback of 25' from the front property line and/or road right of way/access easement. The setback for an accessory building may be reduced to 15 feet on the flanking street provided the access and approach to the building is not from the flanking street.
- (6) **COMMERCIAL/INDUSTRIAL YARD REQUIREMENTS:** Where a lot in a commercial or industrial district abuts or joins a front, side or rear yard in a residential district any building on the commercial/industrial lot shall conform to and meet the front, side or rear yard set backs in the adjoining residentially zoned lot. All commercial and industrial structures shall maintain a setback of 25' from the front property line and/or road right of way/access easement.
- (7) **VISION TRIANGLE:** No building, wall, fence or other structure higher than thirty-six (36) inches above curb grade shall be placed in a C-3 district within any vision triangle, the equal legs of which are formed by lines measured twenty feet along the property line from the intersection of two streets, or fifteen feet from the intersection of a street and alley.

36.3.0 BUILDING HEIGHTS. The building height restrictions are identified in each applicable Zoning District. For the C-3 Zone, the following apply:

- (1) **Exceptions to Height Regulations.** Chimneys, water tanks, penthouses, towers, scenery lofts, elevators, bulkheads, stacks, ornamental casting towers, monuments, cupolas, domes, false mansards, and similar structures and necessary mechanical appurtenances may be erected to any height.
- (2) The above exceptions shall not apply to structures within the designated airport zones.

36.4.0 BUSINESS ENTRANCES ON RESIDENTIAL STREETS. Where a residential district is bounded by a portion of a business district, any side street extending through such residential district into such business district shall not be used for any business purpose. A business structure erected in a business district shall face and open upon the street set aside for business purposes.

36.5.0 GARAGE ENTRANCES. No public garage for more than five motor vehicles shall have an entrance or exit for motor vehicles within fifty feet of a residential district.

36.6.0 SITE DRAINAGE. All storm drainage shall be retained on site and controlled by way of drainage swales, dry-wells, french drains or other means as approved by the County Engineer.