

12.100.012

Site Development Standards Table

HPC Code reference	12.110.050	12.120.050	12.130.060
SITE REQUIREMENTS	A-1	RE-20	R-1
Minimum lot area Subdivision with Bonus Density	1 acre 20,000' sq.	20,000' sq. 12,000' sq.	13,000' sq.
Minimum lot width Subdivision with Bonus Density	120' 100'	115' 95'	95' --
Main building Minimum setbacks			
Front	30'	30'	30' *
Rear	30' **	20'	20'
Side	See ordinance	10'	10'
Minimum total side	40'	24'	24'
Corner lots (Main & Accessory)***			
Designated Front	30'	30'	30'
Street Side	20'	20'	20'
Building Heights – measured from grade level to average roof height (midpoint of roof, ridge to eave)			
Main Building Minimum	10'	One story	One story
Main Building Maximum	35'	35'	35'
Accessory Building Maximum	25'	25'	25'
ACCESSORY BUILDINGS (detached)	Minimum setbacks - All zones		
	At no time shall any accessory building be built within the front setback. No accessory building may be built closer than the required main building side setback until it is a minimum 6' behind the main building.		
Front (all sizes)	30'		
<u>Standard</u> (< 200' sq.) No Permit Required			
Side and Rear	1' (Not closer than 10' to dwelling on adjacent lot)		
<u>Class A</u> (≥ 200' sq. < 450' sq.)			
Side and Rear	5' (or 2' with the installation of a firewall) (Not closer than 10' to dwelling on adjacent lot)		
<u>Class B</u> (> 450' sq. or height > 14')	Review and public notice by PZ		
Side	10'		
Rear	5' (up to 14' in height) or 10' (over 14' in height)		
Temporary structures	Regulated by the adopted Building Code		

* In R1 only, additions may align with the existing dwelling with less than a 30' set back, but shall in no case be less than 20'.

**An encroachment of a maximum 2½' feet projection into the rear setback with no more than 60 square feet of total encroachment, as measured at the outside dimensions will be allowed.

*** Corner lots shall be deemed to have two front yards and two side yards

CEMETERIES: Setbacks for buildings in a cemetery are subject to review and public notice by the Planning Commission.