

## 12.100.012

### Site Development Standards Table

HPC Code reference	12.110.050	12.120.050	12.130.060
<b>SITE REQUIREMENTS</b>	<b>A-1</b>	<b>RE-20</b>	<b>R-1</b>
<b>Minimum lot area</b> Subdivision with Bonus Density	1 acre 20,000' sq.	20,000' sq. 12,000' sq.	13,000' sq.
<b>Minimum lot width</b> Subdivision with Bonus Density	150' 100'	115' 95'	95' --
<b>Main building Minimum setbacks</b>			
<b>Front</b>	30'	30'	30' *
<b>Rear</b>	30' **	20'	20'
<b>Side</b>	See ordinance	10'	10'
<b>Minimum total side</b>	40'	24'	24'
<b>Corner lots (Main &amp; Accessory)***</b>			
<b>Designated Front</b>	30'	30'	30'
<b>Street Side</b>	20'	20'	20'
<b>Building Heights</b> – measured from grade level to average roof height (midpoint of roof, ridge to eave)			
<b>Main Building Minimum</b>	10'	One story	One story
<b>Main Building Maximum</b>	35'	35'	35'
<b>Accessory Building Maximum</b>	25'	25'	25'
<b>ACCESSORY BUILDINGS (detached)</b>	<b>Minimum setbacks - All zones</b>		
	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.		
<b>Front (all sizes)</b>	<b>30'</b>		
<b>Standard (&lt; 200' sq.) No Permit Required</b>			
<b>Side and Rear</b>	<b>1'</b> (Not closer than 10' to dwelling on adjacent lot)		
<b>Class A (≥ 200' sq. &lt; 450' sq.)</b>			
<b>Side and Rear</b>	<b>5'</b> (or 2' with the installation of a firewall) (Not closer than 10' to dwelling on adjacent lot)		
<b>Class B (&gt; 450' sq. or height &gt; 14')</b>	Review and public notice by PZ		
<b>Side</b>	<b>10'</b>		
<b>Rear</b>	<b>5'</b> (up to 14' in height) or <b>10'</b> (over 14' in height)		
<b>Temporary structures</b>	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.