
Article Seven

Development Standards

7.1 Introduction

All structures, buildings, land uses, land use changes, structural alterations, structural relocations, demolitions, structural additions, and structural enlargements that are constructed, created, established, or occur after the Effective Date of this ordinance (except as may otherwise be provided within this ordinance) shall be subject to all development standards and regulations for the applicable Zoning District.

7.2 Development Standards that Apply

Under the sections below are Development Standards which are arranged by category. To determine which development standards apply to the subject Zoning District, refer to the "Additional Standards that Apply" section on the Two-Page Spread for that subject Zoning District. The four digit codes noted in the "Additional Standards that Apply" sections for each Zoning district can be found in the sections below. Only the four digit codes noted in the "Additional Standards that Apply" section apply to that Zoning District.

[As an example, on page 4-3, the four digit code "LY-01" can be found under the "Additional Standards that Apply" section in the Neighborhood Commercial (NC) District. Therefore, the Development Standards following the section below labeled "LY-01" (on page 7-2) would apply to Neighborhood Commercial (NC) Districts.]

7.3 Lot/Yard Standards (LY)

LY-01: Except hereinafter provided, no building or structure shall be erected unless such building or structure conforms; and no building or structure shall be altered, enlarged or reconstructed unless such alteration, enlargement, or reconstruction conforms with the lot/yard regulations of the district in which it is located, as follows:

- A. Front Yard Setbacks: The minimum Front Yard setbacks shall be as noted in the Two-Page Spreads for each Zoning District found in Articles 3 and 4.
- B. Side Yard Setbacks: The minimum Side Yard setbacks shall be as noted in the Two-Page Spreads for each Zoning District found in Articles 3 and 4.
- C. Rear Yard Setbacks: The minimum Rear Yard setbacks shall be as noted in the Two-Page Spreads for each Zoning District found in Articles 3 and 4.

Buildings, structures, material for sale, storage, advertising or display to attract attention or parking lots are not permitted within any setback.

7.4 Height Standards (HT)

HT-01: No structure may be erected or changed so as to make its height greater than specified in its applicable Zoning District, except as noted below. Exceptions to height standards include:

- A. Church steeples
- B. Municipal water towers

The above specified height exceptions may exceed the permitted height regulations by twofold (x2) or sixty (60) feet; whichever is less.

Additional exceptions to height standards include:

- A. Necessary mechanical appurtenances
- B. Elevator bulkheads

These above specified height exceptions may exceed the permitted height standards by up to fifteen (15) feet, but must be shielded from view by design features of the building.

- C. Height of basement walk-out (Single family residential structures only.)