

**ARTICLE XXXI
GENERAL DEVELOPMENT STANDARDS**

Section 31.01 Lot Width

A. Frontage Required

No building, structure, or improvement shall be constructed or altered unless its lot fronts on a publicly dedicated and improved street or thoroughfare, or a private street as approved by the Planning and Zoning Commission. If the building, structure or improvement is located on a private street, assurance of the future maintenance of the street shall be required.

B. Lot Width

Lot width shall be measured along the minimum building setback line for the district within which such lot is located.

Section 31.02 Front Yards

A. Front Yard Requirements

All front yard space shall be maintained in accordance with the following provisions:

1. Front yards may be landscaped by lawns, shrubbery, trees or other plantings. Such planting(s) shall be maintained in a neat and orderly state.
2. In all districts, driveways may be located in front yards. In districts where single-family residences are not a permitted use, front yard setbacks may also be used for parking areas, consistent with the regulations of Article XXXIV.

3. Front Yard Measurements

Front yard depth shall be measured from the right-of-way line of the street or highway to the building line.

4. Open Porches

An open, uncovered porch or paved terrace may not project into the required front yard for distance of greater than fourteen (14) feet.

5. Architectural Features

Cornices, canopies, eaves, pilasters, sills or other architectural features may project into a front yard no more than three (3) feet.

6. Corner Lots

Lots fronting on more than one street shall provide the required front yard on both streets. Setbacks for one (1) of the other two (2) sides of the corner lot shall be as required for the rear yard in the district where the lot is located.

Section 31.03 Side Yards

A. Measurement

Side yard width shall be measured from the nearest side lot line to the building line.

B. Open Porches

In a residential district, an open, uncovered porch or paved terrace may project into a required side yard, if a minimum of five (5) feet is maintained to any adjoining lot line.

C. Architectural Features

Cornices, canopies, eaves, pilasters, sills or other architectural features may project into a side yard no more than three (3) feet with minimum of two (2) feet maintained to any adjoining lot line.

D. Driveways

In a residential district, a driveway may project into a required side yard, if a minimum of three (3) feet is maintained to any adjoining lot line.

Section 31.04 Rear Yards

A. Measurement

Rear yard depth shall be measured from the rear lot line to the building line. Where a lot abuts a service street or alley, the rear yard shall be measured from the right-of-way line of the existing street or alley.

B. Accessory Uses or Structures

Accessory uses or structures may be allowed in a rear yard, subject to requirements of Section 32.01.

C. Open Porches

In a residential district, an open, uncovered porch or paved terrace may project into a required rear yard, if a minimum distance of twenty (20) feet is maintained to any rear lot line.

D. Architectural Features

Cornices, canopies, eaves, pilasters, sills or other architectural features may project into a rear yard no more than three (3) feet with a minimum of two (2) feet maintained to any adjoining lot line.

Section 31.05 Height

Height regulations specified in the various zoning districts shall not apply to chimneys, tanks, cupolas, silos, domes, spires or similar structures, provided that the height of any structure or building, including those mentioned above, shall not constitute a hazard to the safe landing or take-off of aircraft from an established airport.

Section 31.06 Telecommunications Towers

Telecommunications towers, as defined in article II of this Ordinance, shall be considered as a conditional use in the GB, GI and LIC. Districts, and as permitted use in the SU District, subject to the following conditions:

- A. The maximum height of the tower shall not exceed 150 feet.
- B. The tower and any stabilization structures or guide wires shall not be located less than twenty-five (25) feet from any side or rear property line.
- C. The tower shall be located not less than 300 feet from any existing residential dwelling.
- D. Security fencing at least six (6) feet in height and affixed with an operable lock shall be provided to prevent uncontrolled access to the tower site.
- E. A landscaping plan shall be submitted and approved by the Planning and Zoning Commission.
- F. The tower shall not be lighted except to assure safety or as required by the FAA.
- G. The applicant or tower provided shall demonstrate that the telecommunication tower must be located where it is proposed in order to service the applicant's service area, that other sites have been considered, and that location at the proposed site is

technically necessary.

- H. The applicant shall provide a signed statement indicating that he/she agrees to allow for the potential co-location of other similar facilities on the tower and the removal of the tower within 180 days after the site's use is discontinued.

If a public telecommunications service provider desires to co-locate its facility either on an existing tower or utility structure, the location of such facility in all districts shall be addressed as a permitted use.

Revisions: Ord 09-91, effective 09/06/02