

## SECTION 24-77

### DIMENSIONAL STANDARDS

#### Section 24.77.2 SUPPLEMENTARY PROVISIONS

- (1) Where the rear yard of a commercial or industrial building abuts a public street or alley a rear yard setback of not less than ten (10) feet is required.
- (2) The minimum lot width shall be measured at the front building setback line. In no event shall the lot width at the property line be less than twenty-four feet.
- (3) In cases where the height of a proposed structure on a lot abutting a more restricted district is greater than that allowed in the more restricted district, then the minimum side and/or rear yard requirements for the structure in the less restricted district shall be increased by one foot for every two feet in height that the proposed structure exceeds the height requirement in the more restricted district up to a maximum of fifty feet ("50'-0").
- (4) In the areas defined as the CBD (Central Business District) or the AE (Arts and Entertainment District), no front building set-back is required, provided however, that an eight foot (8'-0") unobstructed sidewalk shall be required for all new construction. Side or rear building setbacks shall not be required, except as required by Table 503 of the International Building Code.
- (5) Minimum lot area and width applies to all conversions and new construction. Setback and off-street parking requirements shall be met in all cases. (As amended 5/5/86, Ord. #86-0078)
- (6) The Commission may modify the front and rear yard requirements of this ordinance, but only in the subdivision approval process, provided that all parking requirements are met.
- (7) Height Requirements:
  - (a) The height regulations prescribed herein shall not apply to television and radio towers, church spires, belfries, monuments, water tanks, chimneys, or smokestacks and flag poles.
- (8) Front Yard Setback Requirements:
  - (a) When existing buildings have been built closer to the front property line than the minimum requirements, a new building, or building extension may have a front yard setback requirement equal to the average depth of the existing structures along that block front, but not closer to the property line than fifty (50) percent of the front yard requirement of this Section.
  - (b) A porch or upper floor balcony, not enclosed (all sides open with walls not higher than three (3) feet), or similar terraces, porches, balconies, or chimneys may project into the front yard but not closer to the front property line than fifty (50) percent of the front yard setback requirement of this Section.
  - (c) Filling station pumps, pump islands, and accessory buildings may be located within a required yard provided they are not less than fifteen (15) feet from any street right-of-way line. Filling station pumps and pump islands shall not be closer than one hundred (100) feet from any residential district. The requirements of this subsection shall apply within the AE (Arts and Entertainment District) and the CBD (Central Business District).
  - (d) Carports- Residential use carports not enclosed (three sides open with walls not higher than three (3) feet) may extend up to the front property line measured vertically subject to easements, site visibility, minimum parking requirements and utilities..

(9) Side Yard Setback Requirements

- (a) No accessory buildings shall be located less than two and one-half (2 1/2) feet from the side lot line.
- (b) A carport, canopy, awning, other window shading, roof eaves or upper floor balcony, may extend into the required side yard if it is unenclosed and not less than two and one-half (2 1/2) feet from any side lot line. Outside unenclosed stairways, enclosed porches, chimneys, or other solid projections shall not be located less than five (5) feet from the side lot line.

(10) No garage or carport which receives access from the side yard on any corner lot shall be located less than twenty feet (20'-0") from the property line.

(11) Rear Yard Setback Requirements

- (a) Residential garages which are accessed from an alley located along the rear of the property shall be not less than eighteen (18) feet from the alley. No accessory building shall be less than two and one-half (2 1/2) feet from the rear property line.
- (b) A porch, carport, or upper floor balcony, not enclosed (all sides open with walls not higher than three (3) feet), or similar terraces, porches, balconies, or chimneys may project into the rear yard but not closer to the rear property line than fifty (50) percent of the rear yard setback requirement of this Section.
- (c) Fire escapes and outside unenclosed stairways may project up to five (5) feet into a rear yard requirement.

(12) Development requirements pertaining to land near existing oil and gas wells and related storage facilities. No structure, including any public or private parking areas, shall be located within two hundred (200) feet from the vicinity of any existing wellhead or related facility used for the storage of oil, natural gas, or hydrocarbons. For all transmission lines of four (4) inches and greater in diameter, a fifty (50) feet no build zone shall be required and shall be based on a twenty-five (25) feet center line from the outermost edge of the transmission lines.

(Amended Ord. No. 2019-O-130, § 24.77.2 (8), 8/19/19)