

CHAPTER 5. DIMENSIONAL STANDARDS

SECTION 5.1. TABLE OF AREA AND SETBACKS

The following table sets out the dimensional requirements for lots and the setback provisions for principal and accessory uses in this Ordinance.

A. APPLICABILITY IN PARALLEL CONDITIONAL ZONING DISTRICTS

The dimensional requirements in the table below are applied to the County's conventional zoning districts and shall also apply to a corresponding parallel conditional zoning district. For example, the standards applied to the RA district shall also apply to land designated as RA-CZ.

B. LOTS WITHIN CERTAIN OVERLAY ZONING DISTRICTS

In addition to compliance with the standards in the table below, any lots located within the HCOD and WPO shall be subject to additional dimensional requirements applied as a part of the overlay district standards.

C. ADDITIONAL REQUIREMENTS APPLIED TO FENCES, WALLS, AND SIGNS

In addition to any applicable standards in the table below, fences, walls, and signs must also comply with all other applicable dimensional requirements in Chapter 7 of this Ordinance.

TABLE OF DIMENSIONAL REQUIREMENTS

MINIMUM LOT SIZE REQUIREMENTS [1]				PRINCIPAL BUILDING SETBACKS (FEET) [1]				ACCESSORY BUILDING SETBACKS (FEET) [1]			
Zoning District	Area [2]	Lot Width (feet)	Lot Frontage (feet)	Front	Side	Corner Side	Rear	Front	Side	Corner Side	Rear
RA	1 acre	100	100	40	15	25	30	10	10	10	10
RA-20	20,000 sq. ft. [3]	100 [3]	100 [3]	40	15 [4]	25	30	40	10	20	10
RA-40	40,000 sq. ft. [3]	100 [3]	100 [3]	40	15 [4]	25	30	40	10	20	10
RA-2	2 acres	100	100	40	15	25	30	40	15	20	15
RA-5	5 acres	100	100	40	15	25	30	40	15	20	15
RA-USB	1 acre	100	100	40	15	25	30	10	10	10	10
RE	1 acre [3]	100 [3]	100 [3]	40	15 [4]	25	30	40	10	20	10
GC-SL	None	None	None	None	None	None	None	10	10	10	10
GC-WL	None	None	None	None	None	None	None	10	10	10	10
P-C	5 acres	NA	100	40	15	25	30	40	10	20	10
B-1	10,000 sq. ft.	75	100	50	15	20	20	50	15	20	20
B-2	10,000 sq. ft.	75	100	50	None	25	25	50	15	20	20
VB	10,000 sq. ft.	None	None	None	None	None	None	None	None	None	None
I	1 acre	100	100	65	25	50	30	65	25	30	30

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MINIMUM LOT SIZE REQUIREMENTS [1]				PRINCIPAL BUILDING SETBACKS (FEET) [1]				ACCESSORY BUILDING SETBACKS (FEET) [1]			
Zoning District	Area [2]	Lot Width (feet)	Lot Frontage (feet)	Front	Side	Corner Side	Rear	Front	Side	Corner Side	Rear
MF-CZ	1 acre [5]	100 [6]	100 [6]	40	15	25	30	40	15	25	30
PD-CZ	25 acres [7]	As identified in the approved planned development master plan									

NOTES:

- [1] These figures may be reduced within an approved conservation subdivision.
- [2] Minimum lot area may be reduced and maximum allowable density may be increased through the provision of open space at a rate exceeding the minimum percentage in a conservation subdivision (see Chapter 18).
- [3] Applied to a duplex structure, not individual duplex units.
- [4] Side setbacks may be zero for party walls between duplex dwellings on adjacent lots.
- [5] The maximum residential density in the MF-CZ district shall be eight units per acre.
- [6] Applied to the entire development, not individual lots.
- [7] The 25-acre area requirement for the PD-CZ district is a minimum district size, not a minimum lot area requirement.

D. HEIGHT

See Section 7.9 for details on applicable maximum building heights.

E. MEASUREMENTS AND EXCEPTIONS

1. The following encroachment standards shall apply to all required yards, so long as they do not extend into any easements:
 - a. Chimneys, prefabricated chimneys, flues, or smokestacks may extend a maximum of four feet into a required yard.
 - b. Building eave or roof overhang may extend up to 24 inches into a required yard; provided that such extension is at least three feet from the property line, its lower edge is at least seven and one-half feet above the ground elevation, and it is located at least five feet from any other building or eave.
 - c. Sills and ornamental features may project up to 24 inches into any required yard.
 - d. Fire escapes may project up to eight feet into any required yard, but must maintain at least seven and one-half feet above a sidewalk, greenway, or street.
 - e. Security gates and guard stations may be located within any required yard.
 - f. Unenclosed patios, decks, or terraces, including lighting structures, may extend up to four feet into any required side yard, or up to eight feet into any required rear yard.
 - g. Covered porches may encroach a maximum of 20% of the required front yard setback depth.
 - h. Mechanical equipment for residential uses, such as HVAC units and security lighting, may extend into any required side yard but shall remain at least four feet from the property line.
 - i. Structures below and covered by the ground may extend into any required yard.
 - j. Planters, retaining walls, fences, hedges, and other landscaping structures may encroach into any required yard subject to visibility restrictions
 - k. Utility lines located underground and minor structures accessory to utility lines (such as hydrants, manholes, and transformers and other cabinet structures) may encroach into any required yard.