

CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
TUESDAY, MAY 10, 2016  
CITY HALL COUNCIL CHAMBERS @ 12:00 NOON

**AGENDA**

1. Call to Order by Chairman Justin Ness
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda
5. Remove Tabled April 12, 2016 minutes
6. Approval of Minutes of the April 12, 2016 regular meeting
7. Approval of Minutes of the April 26, 2016 regular meeting
8. **NEW BUSINESS**
  - A. Public Hearing: Special Exemption Request for reduced parking for a restaurant and storage/light industrial building at 2425 Big Horn Avenue (currently Santos Furniture and El Vaquero Restaurant).
  - B. Special Exemption Review: Reduced parking at 2425 Big Horn Avenue.
  - C. Site Plan Review: Playground and Landscaping at the Buffalo Bill Center of the West, located at 720 Sheridan Ave.
9. Feedback on Draft Residential Zoning Ordinance Amendments (Dimensional Standards, etc.)
10. Signs:
11. P&Z Board Matters (announcements, comments, etc.).
12. Council Update: Steve Miller
13. Staff Items:
14. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, April 12, 2016**

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, April 12, 2016 at 12:00 PM

Present: Justin Ness-Chairman; Buzzy Hassrick; Curt Dansie; Heidi Rasmussen; Sandee Kitchen, Assistant City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Utana Dye, Engineering Technician II.

Absent: Brad Payne; Reese Graham, Richard Jones,

Chairman Ness called the meeting to order at 12:01 PM, followed by the pledge of allegiance.

Buzzy Hassrick made a motion, seconded by Heidi Rasmussen, to approve the agenda. Vote on the motion was unanimous, motion carried.

Heidi Rasmussen made a motion, seconded by Curt Dansie, to approve the minutes for the March 22, 2016 meeting. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Minor Site Plan Review for the storage building for Best Western at 1601 8<sup>th</sup> Street.

Buzzy Hassrick made a motion, seconded by Curt Dansie, to approve the Minor Site Plan Review for the storage building for Best Western at 1601 8<sup>th</sup> Street. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the downtown Sign Review for Monies wall sign at 1149 Sheridan Avenue. The applicant was not there to respond to Board questions.

Heidi Rasmussen made a motion, seconded by Buzzy Hassrick, to table the Downtown Sign Review for Monies wall sign at 1149 Sheridan Avenue. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Landscaping/Parking Plan Modification for Pinnacle Bank at 1702 Sheridan Avenue.

Heidi Rasmussen made a motion, seconded by Curt Dansie, to approve the Landscaping/Parking Plan Modification for Pinnacle Bank at 1702 Sheridan Avenue with the following conditions:

1. The owner and their contractor must work closely with City staff to make sure the improvements meet City standards and standard engineering practices. Drawings and specification sheets may be required.

2. A plan for accommodating parking demand during construction must be presented and approved.

Vote on the motion was unanimous, motion carried.

Todd Stowell presented the Architectural/Site Plan Review for Crossfit Cody Gym at 804 Blackburn which is the lot southeast of the Blackburn Street and Cougar Avenue intersection.

Curt Dansie made a motion, seconded by Heidi Rasmussen, to approve the Architectural/Site Plan Review for Crossfit Cody Gym at 804 Blackburn Street with the following conditions:

1. Provide an updated site plan with the building permit which identifies the exact utility service connection methods, pipe materials, pipe/conduit sizes, and depth of bury. Provide an as-constructed plan set after construction is inspected and complete.
2. Provide an asphalt or concrete approach to Blackburn Street that extends the width of the approach and runs at least 25 feet. The asphalt must be installed on a suitable base. Provide details with the plans submitted with the building permit.
3. The exterior light fixtures must have lighting patterns and illumination levels that result in modest lighting levels and largely confine illumination to within the property. Lighting details will be reviewed by staff prior to issuance of a building permit.
4. Submit a Class V permit application to the Wyoming DEQ Underground Injection Control Program for the infiltration trenches.
5. The parking lot cannot be paved unless further review and approval relating to the storm water system is completed.
6. Pay applicable utility fees in conjunction with the building permit fee.
7. Identify size and depth of landscape rock and use of weed mat in the landscape areas.
8. Prior to issuance of a certificate of occupancy, the drainage facilities must be inspected and certified by the applicant's engineer that they were completed according to approved plans.
9. Prior to occupancy, the property owner must complete and record with the County Clerk's office an agreement for future construction of sidewalk along Blackburn Street.
10. The applicant shall be responsible for landscaping the area between the property line and the Cougar Avenue sidewalk.
11. The facility shall be operated such that noise from inside the facility shall not be clearly discernable at any neighboring building that currently exists. (There is some concern with the potential for open garage doors and loud music.)
12. The project must otherwise comply with the site plan and applicable building, fire, and electrical codes.

Vote on the motion was unanimous, motion carried.

Chairman Ness opened the public hearing at 12:40 p.m. for the Special Exemption for the 2-foot sideyard setback to permit a two-story addition at 943 Simpson Avenue.

Chairman Ness closed the public hearing at 12:42 p.m.

Todd Stowell presented the Special Exemption Review for the 2-foot side yard setback to permit a two-story addition at 943 Simpson Avenue.

Curt Dansie made a motion, seconded by Buzzy Hassrick, to approve the Special Exemption Review for the 2-foot sideyard setback to a two-story addition at 943 Simpson Avenue with the following findings and conditions:

Findings:

1. That proper notice of the special exemption public hearing was provided by advertising in the Cody Enterprise and by certified mail to all property owners within 140 feet at least ten days before the hearing.
2. That the Planning and Zoning Board may grant special exemptions that are reasonable and harmless deviations from the zoning ordinance as determined by the standards outlined in Section 10-14-2, City of Cody Code.
3. That the Planning and Zoning Board has held a public hearing as required and has considered all comments pertaining to the request; and,
4. That the points identified in the staff report and at the Board meeting are adequate to set forth the reasoning why the criteria of 10-14-2(B)(2) are met.

AND,

Approve the Special Exemption request for the reduced side setback of approximately 2.0 feet to allow construction of a two-story addition at 943 Simpson Avenue, as proposed.

Vote on the motion was unanimous, motion carried.

Chairman Ness opened the public hearing at 12:46 p.m. for the Special Exemption for reduced parking for a restaurant and storage/light industrial building at 2425 Big Horn Avenue.

Tony Beaverson owner of Big Horn Cinema commented on the parking request. He has no problem with the restaurant in its current size. He has concerns about the parking on Blackburn and the traffic problem it will create if restaurant is expanded.

Chairman Ness closed the public hearing at 12:53 p.m.

Todd Stowell presented the Special Exemption Review for reduced parking for a restaurant and storage/light industrial building at 2425 Big Horn Avenue.

Heidi Rasmussen made a motion, seconded by Buzzy Hassrick, to table the Special Exemption Review for the parking requirement at 2425 Big Horn Avenue in hopes that the applicant makes a good faith effort to obtain an off-site parking agreement with either Big Horn Cinemas or Baker Hughes. Vote on the motion was unanimous, motion carried.

Heidi Rasmussen made a motion, seconded by Curt Dansie, to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairman Ness adjourned the meeting at 1:10 PM.

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Utana Dye, Engineering Technician II, GISP

DRAFT

**City of Cody**  
**Planning, Zoning and Adjustment Board**  
**Tuesday, April 26, 2016**

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Tuesday, April 26, 2016 at 12:00 PM

Present: Justin Ness-Chairman; Buzzy Hassrick; Curt Dansie; Heidi Rasmussen; Brad Payne; Reese Graham; Richard Jones; Sandee Kitchen, Assistant City Attorney; Steve Miller, Council Liaison; Todd Stowell, City Planner; Bernie Butler, Accounting Clerk.

Absent: none

Chairman Ness called the meeting to order at 12:00 PM, followed by the pledge of allegiance.

Richard Jones made a motion, seconded by Buzzy Hassrick, to approve the agenda. Vote on the motion was unanimous, motion carried.

Brad Payne made a motion, seconded by Reese Graham, to table the minutes for the April 12, 2016 meeting to add comments of Tony Beaverson. Vote on the motion was unanimous, motion carried.

Brad Payne made a motion, seconded by Richard Jones, to remove Downtown Sign Review for Monies wall sign located at 1149 Sheridan Avenue from the table. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the downtown Sign Review for Monies wall sign at 1149 Sheridan Avenue.

Brad Payne made a motion, seconded by Reese Graham, to approve the Downtown Sign Review for Monies wall sign at 1149 Sheridan Avenue that is no larger than 27 square feet. Vote on the motion was unanimous, motion carried.

Todd Stowell presented the modifications to Site Plan approval for Verizon Cell tower at 3526 Cottonwood Avenue.

Brad Payne made a motion, seconded by Curt Dansie, to dull the roof of the structure and leaving the tower as it is. Vote on motion failed. Voting in favor of Heidi Rasmussen, Brad Payne, Curt Dansie. Voting opposed Buzzy Hassrick, Reese Graham, Justin Ness, Richard Jones. Motion failed.

Richard Jones made a motion, seconded by Buzzy Hassrick, to hold the applicant to the original approval for painting the tower, and accept the dulling method for the roof of the structure for Verizon Cell tower at 3526 Cottonwood Avenue. Voting in favor of Heidi Rasmussen, Buzzy Hassrick, Reese Graham, Justin Ness, Richard Jones. Voting opposed Brad Payne and Curt Dansie. Motion carried.

Todd Stowell presented the Downtown Architecture and Sign Review for Annie's Soda Saloon & Café Soda at 1202 Sheridan Avenue.

Brad Payne made a motion, seconded by Reese Graham, to approve the Downtown Architecture and Sign Review for Annie's Soda Saloon & Café Soda at 1202 Sheridan Avenue. Vote on the motion was unanimous, motion carried.

Todd presented the Architectural Modification to Ancho's Mexican Grill proposal located 17<sup>th</sup> Street.

Curt Dansie made a motion, seconded by Buzzy Hassick, to approve the Architectural Modification to Ancho's Mexican Grill proposal located on 17<sup>th</sup> Street. Vote on the motion was unanimous, motion carried.

Justin Ness excused himself. Brad Payne became acting chairman.

Todd presented the Plat Amendment, to the County Estates Sub #2, Tracts C and F. Location is the Harold Musser Property south of Powell Highway and west of Beacon Hill Road.

Reese Graham made a motion, seconded by Curt Dansie, to recommend that Council approve the Plat Amendment, to the County Estates Sub #2, Tracts C and F. Location is the Harold Musser Property south of Powell Highway and west of Beacon Hill Road. Vote on the motion was unanimous, motion carried.

Justin Ness returned as chairman.

Todd presented the Final Plat Review for the Cedar Mountain Subdivision, a 16 lot subdivision, located off of 12<sup>th</sup> Street.

Reese Graham made a motion, seconded by Brad Payne, to recommend that the City Council approve the Final Plat for the Cedar Mountain Subdivision, a 16 lot subdivision located off of 12<sup>th</sup> Street, with the following conditions:

1. Modify the plans to provide a 24-foot wide driving surface between the street infiltration trenches.
2. Update the electrical plan to relocate the streetlight feed for the northern streetlight, and overlay on the final plat drawing. (It is currently shown on an early version of the preliminary plat that has slightly different lot sizes and easement locations.)
3. Complete conditions 1, 2, 4, and 6 of the preliminary plat approval prior to the mayor signing the final plat. The legal documents (deed, agreements, etc.) must be reviewed by the city attorney to ensure they properly establish ownership and maintenance responsibilities.
4. Utility subdivision fees shall be paid prior to installation of the utilities and before the mayor will sign the final plat.

5. All utility providers must approve the construction plans, as evidenced by their signature on the construction plans, prior to installation of the utilities.
6. WY DEQ approval of the water and sewer plans must be obtained prior to installation of utilities.
7. Any modifications to the infiltration trench designs required by DEQ must be incorporated into the plans. The infiltration trenches must be registered with WY DEQ, prior to the City accepting the infrastructure improvements.

And recommend Council grant a variance to the alley surface width to permit a 16-foot wide surface around the south end of the subdivision, as indicated on the plans.

And recommend Council grant an extension to file the final plat until the subdivision infrastructure is in place, but no longer than one year from the date of Council approval.

Vote on the motion was unanimous, motion carried.

Todd asked for feedback on Draft Residential Zoning Ordinance Amendments (Dimensional Standards, etc). Chairman Ness asked the board to review the draft and email or send comments to Todd in preparation for next meeting.

Signs – none

P & Z Board Matters – none

Council Updates – Steve Miller - none

Staff Items – None

Curt Dansie made a motion, seconded by Richard Jones, to adjourn the meeting. Vote on the motion was unanimous, motion carried.

There being no further business to come before the board, Chairman Ness adjourned the meeting at 12:50 PM.

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Bernie Butler, Accounting Clerk



**CITY OF CODY  
PLANNING, ZONING AND ADJUSTMENT BOARD  
STAFF REPORT**

<b>MEETING DATE:</b>	APRIL 12, 2016	<b>TYPE OF ACTION NEEDED</b>	
<b>AGENDA ITEM:</b>		P&Z BOARD APPROVAL:	X
<b>SUBJECT:</b>	SPECIAL EXEMPTION PUBLIC HEARING: PARKING REQUIREMENTS FOR 2425 BIG HORN AVENUE. SUP 2016-04	RECOMMENDATION TO COUNCIL:	
<b>PREPARED BY:</b>	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

**PROJECT DESCRIPTION & BACKGROUND:**

Lester Santos, representing Anna Islas who is the potential property purchaser and operator of the El Vaquero restaurant that occupies a portion of the property, has submitted a Special Exemption application relating to the parking requirements for the property. The applicant requests an exemption to the number of on-site parking spaces normally required, so as to be able to continue to operate the El Vaquero restaurant. The furniture making business/storage area would also remain. The 2006 special exemption permit that was granted to Lester Santos was limited to the time of his ownership. With the transfer of ownership, that permit will become null and void.

The current application is not detailed, but based on conversations with Lester Santos, it is described that the restaurant would simply continue as is with a seating capacity of approximately 36 persons. That is the basis of this review.

The parking ratios in the current city ordinance suggest approximately 18 spaces for the restaurant (based on one space per two seats in the 24' by 29' dining area) and 3 spaces for the furniture/light industrial area, for a total of 21 on-site spaces. It is noted that the number of restaurant parking spaces noted is based on fixed seating. If it were based on square footage it would be more, but staff believes it is appropriate to use the fixed seating ratio so long as any authorization sets a limit based on the number of seats.

The public hearing for the exemption request was advertised as required by certified mail to neighboring properties within 140 feet, and by publication in the newspaper.



## Existing Conditions:



### **HISTORY:**

At their March 14, 2006 meeting, the Planning and Zoning Board considered a special exemption application from Lester and Delia Santos. At that time the ordinance required 1 parking space per 25 square feet of public assembly area. Based on a 22' by 29' dining area, and the furniture shop, it was calculated that 31 off-street parking spaces would be required under that ordinance. It was claimed that 18 of those spaces would be provided on the lot, so the motion for approval was to "*grant a special exemption permit to Lester Santos representing El Vaquero restaurant located at 2425 Big Horn Avenue, to meet the parking requirement for his restaurant by using Blackburn Avenue and supplying 18 on-site parking spots.*"

There are pavement markings for about 12 angled parking spaces on site. It is speculated that the application noted 18 spaces due to prior use of Big Horn Avenue right-of-way, which was "lost" when the highway was widened. Technically, the use of the right-of-way should have never been counted as "on-site". There is no site plan in our files that shows 18 spaces.

A parking lot layout that meets the current dimensional requirements would result in only nine on-site parking spaces. The main modification required to meet current standards would be to change the angled parking to perpendicular (90 degree), as the angled parking requires vehicles to back onto Big Horn Avenue, which is a significant safety concern with current and future traffic volumes.

### **REVIEW CRITERIA:**

Pursuant to Section 10-14-2(B) of the City of Cody Code, the Planning and Zoning Board may consider special exemptions to parking requirements. The standards for approval of a special exemption are as follows, with staff comments provided.

*No special exemption shall be approved unless the planning and zoning board finds:*

- a. *The special exemption will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties;*

Staff Comment: Five neighboring property owners were notified of the proposal. As of the time of this staff report, one response has been received. It is from the owner of 2424 Big Horn Avenue (Bobcat dealership location), and indicates no objection.

As far as specific “undesirable changes” or “detriments”, it is noted that the current angled parking situation is unacceptable to staff as it means vehicles need to back out of the lot onto Big Horn Avenue, which is specifically prohibited by the current parking code. As a result, 90-degree parking is needed, which means 9 spaces (eight along west property line, and one ADA space next to the restaurant portion of the building). If the exemption is granted, staff recommends that modification of the parking be required to eliminate this undesirable situation.

The applicant would like the City to allow the rest of the needed parking to be allowed down Blackburn Street. The frontage along the Baker Hughes property has the capacity for about 14 spaces, and the frontage along Big Horn Cinemas has the capacity for about 8 spaces. In practice, it is expected that portions of each area would be utilized.

As Blackburn is a public street, the City will not reserve on-street parking along it for any particular business, yet it is not precluded from being used either. Staff is concerned that relying on the frontage of neighboring properties to meet parking requirements could lead to long-term challenges, as adjacent uses may change, or adjacent owners may want to start utilizing on-street parking as well. The precedent that could be set by relying on neighbor's frontage to meet parking needs is also troublesome. Unlike downtown, there are no public parking lots available in the vicinity, and on-street parking adjacent to the business is limited.

Blackburn Avenue also lacks sidewalk on the west side, so persons parking on-street in that area would be forced to use the street as a pedestrian walkway, which is a safety concern. Due to lack of space and topography, installation of sidewalk along that side of Blackburn Street is not possible without removing a portion of the building and installing a retaining wall.

- b. *The special exemption is designed to be compatible with adjacent land uses and the area or neighborhood;*

Staff Comment: As the situation is effectively already existing, no significant change is expected. However, from a purely technical standpoint, the comparison is between a situation with and a situation without an exemption in place.

This is asking whether impacts to neighboring properties have been considered and addressed. The application has not identified any method to address parking impacts to neighboring properties. One idea is to post a map or notice of acceptable parking areas in the restaurant and have the restaurant operators assist with enforcement to avoid customers parking in unauthorized locations (e.g. Bobcat or Big Horn Cinema lots). If the exemption is authorized, this notice is recommended.

The type of use is permitted, so compatibility of use is not a concern, other than compliance with adopted standards.

- c. The special exemption is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the proposed activity, structure or use;*

Staff Comment: No option for providing additional parking on the lot is available, and purchase or lease of property from Baker Hughes for parking is apparently not an option as they have been unresponsive.

Parking on Blackburn Street adjacent to the property would provide four parking spaces, for a total of 13 spaces on or immediately adjacent to the property. That is still eight spaces short of what is required under the current parking ordinance.

- d. The benefit sought by the applicant cannot be achieved by some other method, feasible for the applicant to pursue other than a special exemption;*

Staff Comment: It is our understanding that Big Horn Cinemas is not willing to enter into long-term parking agreements, and Baker Hughes is unresponsive.

For purposes of analysis and comparison, in typical situations, if adequate off-street parking is not otherwise available, then the scale of the project must be scaled back to correspond with the available parking. If the furniture making business could commit to avoiding occupancy during most peak restaurant hours, I think it would be justified to base the total number of spaces required on just the restaurant use. Presuming that to be the case, if compliance with the ratio of one space per two restaurant seats were required, seating capacity in the restaurant would be limited to eighteen seats. If the four spaces along the property's Blackburn Street frontage were allowed to be counted towards the requirement, then 26 seats could be justified.

Another option may be to have the City and restaurant operator both compromise slightly—the restaurant operator by making a slight reduction in seating (36 seats currently exist), and the City allowing a couple of spaces to be provided by frontage

in front of neighboring property. Using the numbers above, the midpoint between the 26 seats that staff can comfortably justify and the 36 existing seats, is 31 seats.

- e. *Adequate services and infrastructure are or will be available to serve the proposed activity, structure or use;*

Staff Comment: The lack of adequate parking is the purpose of the request. The lack of sidewalk along the Blackburn Street frontage that they want to use for parking is also a concern, as noted in "a" above.

Adequate utility services do exist for the identified uses.

- f. *The special exemption is consistent with the goals, policies and future land use map of the master plan.*

Staff Comment: General statements about promoting growth and economic development are applicable, but no specific numbered policies appear applicable, other than neighbor involvement in the special exemption process. It is noted that all of the street cross-sections in the master plan include sidewalks, where Blackburn lacks sidewalk along this property.

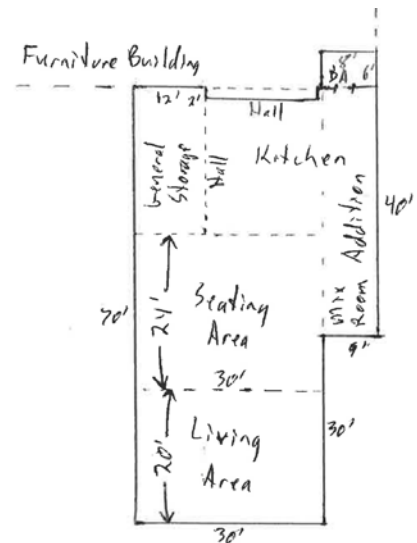
**OTHER:**

**Permit Duration:**

The special exemption process allows the Board to determine whether the permit will run with the land, or if it is limited in duration. Similar to what was done previously, staff would recommend limiting the permit duration to the time the restaurant is owned and operated by Anna Islas.

**Illegal occupancy:**

At present there are living quarters in the front portion of the building, which are connected to the dining area. A rough sketch is shown. The building code requires a fire separation wall between these two areas. Therefore, the living area must either be separated as required by the building code, or be removed. Due to the parking situation, the living area would only be able to be used by the owner and their household (otherwise they are short two more parking spaces). If the living area is removed, the use of the area would need to be limited to a use that did not create any additional parking demand (e.g. storage).



**ALTERNATIVES:**

Deny or approve all or part, with or without conditions.

**RECOMMENDATION:**

The Board has a range of possibilities. If the Board wishes to avoid setting a precedent of relying on parking in front of neighbor's frontage, the seating capacity of the restaurant would need to be reduced and the operator of the furniture business would need to commit to generally avoiding parking on or adjacent to the property during peak restaurant hours. If the Board is willing to meet "halfway", as discussed in "d" above, then they could authorize seating for 31 persons in the restaurant, and grant a portion of the special exemption requested.

If any exemption is granted, it is recommended that it be subject to the following conditions:

1. The permit would be valid for Anna Islas only. (Any future owner or operator would need to apply for their own exemption.)
2. Restaurant seating is limited to 31 seats.
3. The situation with the illegal living area must be brought into compliance as soon as possible, and no later than 60 days after approval of the exemption, or the exemption shall be null and void. If the method of compliance is construction of a fire wall, a permit for the construction must be obtained within 30 days. If the living area remains, it may only be occupied by the restaurant operator's household. If the living area is removed, use of the area cannot generate any parking demand (e.g. storage).
4. The exemption is contingent on use of the current furniture making business area for storage/warehousing/ or other light industrial activity that does not have a parking demand of more than three vehicles, and which is generally operated at hours that does not conflict with the peak evening restaurant hours.
5. The restaurant operator(s) must display a clearly visible notice at the restaurant entrance that informs patrons of acceptable parking areas (Blackburn Street or restaurant parking lot) and asks patrons that have parked in the Big Horn Cinema lot to move their vehicles. (Sample: Welcome to El Vaquero! Vehicles must be parked in the restaurant parking lot or along Blackburn Street. If you are parked at Big Horn Cinema, please move your vehicle.)
6. If the special exemption is granted, staff will prepare a permit that the Islas must sign and record at the county clerk's office within 10 days of them acquiring the property.

# DIMENSIONAL STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

(Draft 5/5/2016 Version)

\* - Refer to definition.

Zoning District→ Standard↓	Rural Zoning District	R-1 (AA) Zoning District	R-2(A) Zoning District	R-2-MH Zoning District	R-3(B-) Zoning District	R-4(B+,C) Zoning District
<b>LOT DIMENSION AND DENSITY REQUIRMENTS:</b>						
Minimum Lot Area*	.40 acres	N/A <i>(Use Minimum Net Lot Area or Developable Acreage per Dwelling, as applicable.)</i>				
Minimum Net Lot Area* <i>(Must be served with public sewer and water to qualify. See 10-*-*)</i>	N/A	7,000 sq. ft.	5,500 sq. ft. for Single-Family Dwelling; 10,000 sq. ft. for duplex.	5,500 sq. ft. for Single-Family Dwelling; 10,000 sq. ft. for duplex.	3,200 sq. ft. for detached*, semi-detached*, and attached* single-family dwellings only. <i>(For Multi-unit dwellings see next row.)</i>	N/A <i>(Use Developable Acreage per Dwelling Requirement)</i>
Developable Acreage per Dwelling* <i>(Density Calculation Purposes)</i>	N/A				4,000 sq. ft. for multi-unit dwellings, including those in condominium ownership; also, for dwellings in residential PUD-type subdivisions with yards in common area.	1,800 sq. ft.
Minimum Lot Width*	100 feet	50 feet	50 feet	50 feet	30 feet for interior lot, 40 feet corner lot.	20 feet for interior lot, 30 feet corner lot.

Zoning District→	Rural Zoning District	R-1 (AA) Zoning District	R-2(A) Zoning District	R-2-MH Zoning District	R-3(B-) Zoning District	R-4(B+,C) Zoning District
Standard↓						
Maximum Lot Depth to Width Ratio	3:1	3:1	3.5:1	3.5:1	5:1	5:1
Minimum Frontage on Street/Access Easement	80 feet	45 feet <sup>1</sup>	45 feet <sup>1</sup>	45 feet <sup>1</sup>	30 feet	20 feet
<b>BUILDING HEIGHT, PLACEMENT, AND SIZE REQUIREMENTS:</b>						
Number of Main Buildings* on a Lot	One	One	One	One	N/A	N/A
Maximum Building Coverage*	30%	40%	50%	50%	65%	85%
Maximum Building Height*	Two stories and 30' above grade.	Two stories and 30' above grade.	Two stories and 30' above grade.	Two stories and 30' above grade.	Two stories and 30' above grade.	Three stories and 40' above grade.
Minimum Size of Dwelling Unit (in Gross Floor Area)	1,000 sq. ft.	1,000 sq. ft.	864 sq. ft.	720 sq. ft.?	720 sq. ft.	None—Comply w/ Bldg. Code.
Minimum Garage Entrance Setback from Front or Corner Lot Line, applicable to direction of approach.	35 feet front/ 30 feet corner	20 feet <sup>2</sup>	20 feet <sup>2</sup>	20 feet <sup>2</sup>	20 feet <sup>2</sup> ; and 25 feet from any arterial or major collector R/W	20 feet <sup>2</sup> ; and 25 feet from any arterial or major collector R/W
Minimum Front Yard Setback	35 feet	25 feet <sup>2</sup>	25 feet <sup>2</sup>	25 feet <sup>2</sup>	15 feet <sup>2</sup> ; and 25 feet from any arterial or major collector R/W.	10 feet; and 25 feet from any arterial or major collector R/W.
Minimum Side Yard Setback from Side Street <sup>3</sup> (Corner Lot Line)	30 feet	15 feet <sup>2</sup>	15 feet <sup>2</sup>	15 feet <sup>2</sup>	15 feet <sup>2</sup>	10 feet

<sup>1</sup> Lots located entirely along the circular portion of a cul-de-sac bulb or outside knuckle of a street corner may be reduced to a minimum of 30 feet, provided the lot width requirement is met.

<sup>2</sup> Park strip option: When the yard of the property abuts an improved street right of way with an existing park strip (a.k.a. planting strip - an area between the back of the curb and the sidewalk) that is at least 5 feet wide, the minimum yard setback requirement is 10 feet, provided any garage shall be not less than 22 feet from the back of the public sidewalk in this situation.



Zoning District→ Standard↓	Rural Zoning District	R-1 (AA) Zoning District	R-2(A) Zoning District	R-2-MH Zoning District	R-3(B-) Zoning District	R-4(B+,C) Zoning District
Minimum Side Yard Setback from Neighboring Lot	15 feet	5 feet	5 feet; Except 0' at a common wall	5 feet; Except 0' at a common wall	5 feet; Except 0' at a common wall	5 feet; Except 0' at a common wall
Minimum Rear Yard Setback	15 feet	15 feet	15 feet	15 feet	15 feet	10 feet
Minimum Setback from Utility Easement	Edge of Easement, and no overhang.					
Accessory Building Location	Behind Front Yard Setback. <i>(Was back half of lot. If okay w/ behind front setback, this line can be deleted.)</i>					
<b>Reduced Setbacks for Accessory Buildings:</b>						
From Neighboring Lot, when wall height is 10' or less	15 feet <i>(No reduction)</i>	5 feet	3 feet <sup>4</sup>	3 feet <sup>4</sup>	3 feet <sup>4</sup>	3 feet <sup>4</sup>
From Adjacent Alley or Open Space	5 feet	5 feet	3 feet; 0' if no doorway (garage/person) in wall next to alley/ O.S.	3 feet; 0' if no doorway (garage/person) in wall next to alley/ O.S.	3 feet; 0' if no doorway (garage/person) in wall next to alley/O.S.	3 feet; 0' if no doorway (garage/person) in wall next to alley/O.S.
<b>MULTI-FAMILY DEVELOPMENT STANDARDS:</b>						
Multi-Family Development with >4 dwelling units.	N/A				See Supplemental Development Standards *-*-* "Multi-Family Development"	See Supplemental Development Standards *-*-* "Multi-Family Development"

<sup>3</sup> See "Lot Line, Front" Definition for options on selecting the front yard on corner lots.

<sup>4</sup> Placing a structure closer than five (5) feet from an adjacent lot triggers fire resistant construction requirements pursuant to the adopted building code. If the structure is not constructed to such fire resistant standards, the minimum setback requirement is five (5) feet.