

## Article 4 – Lot and Building Standards

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**Sec. 4-1. - Purpose and Intent.**

This Article sets out the standards that control the size of lots, the placement and size of buildings and structures on a lot, and the intensity of development on a lot.

**Sec. 4-2. - Definitions Referenced.**

The definitions of certain terms referenced in this Article are set forth in the Interpretation and Definitions Article of this Zoning Ordinance.

**DIVISION I – GENERAL REQUIREMENTS**

**Sec. 4-3. - Efficient Development of Land.**

- (a) All land subject to development or improvement shall be maintained in one of three states of improvement:
  - (1) Built Upon.

Land containing one or more buildings, structures, or paved area that are constructed or placed in accordance with this and other applicable City of Newnan Ordinances.
  - (2) Landscaped Area.

Those areas that are landscaped and maintained according to the provisions of the City of Newnan Landscape and Tree Preservation Ordinance, as amended.
  - (3) Natural Area.

Those areas that are left in their natural state prior to timbering, clearing, grubbing, and grading.
- (b) Land in any other state than described above shall not be permitted and shall constitute a violation of this Ordinance.
- (c) Land area set aside for future building or site expansion shall be maintained as either a natural area or landscaped area.

**Sec. 4-4. - Lots Containing Floodplain.**

All development shall comply with the Floodplain Management/Flood Damage Prevention Ordinance, latest edition. This can be found in Chapter 10, Environment, of the Code of Ordinances of the City of Newnan.

**Sec. 4-5. - Number of Principal Buildings.**

- (a) Only one principal building and its customary accessory buildings may hereinafter be erected on any lot of record except as otherwise provided in Subsection (b) below.
- (b) Group Developments.

A group development of two or more buildings containing an apartment residential use, commercial use or industrial use on a lot of record of at least 2 acres in area may be constructed provided that:

- (1) Uses shall be limited to those allowed within the district in which it is located.
- (2) Density and building coverage requirements of the district are met.
- (3) The distance of every building from the nearest property line shall be adequate to meet all setback and other dimensional requirements of the district in which the lot is located.
- (4) An unobstructed passageway at least 15-foot wide is maintained from a public street to each building for use by service and emergency vehicles.
- (5) Each building on the lot is separated by at least 5 feet from any other building on the lot.

**Sec. 4-6. - Additions to Existing Development.**

Whenever any increment or addition to existing development results in the total amount of development being greater than a threshold size identified in this Ordinance, the development shall be treated as a whole in determining the type of review and approval required under this Ordinance. For any single development that is later subdivided, each increment of development will be treated as a whole.

**Sec. 4-7. - Posting of Street Addresses.**

All improved buildings or properties shall be posted with a street address number assigned by the City. The street address number must be clearly visible from a public street or road.

**Sec. 4-8. - Street Access.**

- (a) No lot may be hereinafter platted nor shall any building, structure, or use of land for any purpose be placed on an existing lot which does not abut a public street except as provided below:
  - (1) Multifamily dwellings need not abut a street, provided that all portions of every dwelling unit are within 400 feet of a public or private street which furnishes direct and unimpeded access to the property and that access to each dwelling unit will be made available via either a public right-of-way or private street or vehicular or pedestrian way owned by the individual unit owner in fee or in common ownership.
  - (2) Individual units, which are an integral part of a shopping center or office complex, may be subdivided without having frontage on a public street, upon submitting a final plat meeting the requirements as set forth in the City of Newnan's Subdivision Regulations and subject to the following conditions:
    - a. That access to the shopping center or office complex is via a public street;

Sec. 4-9. - Vision Clearance.

- b. That the owner of the individual unit maintains all rights of ingress and egress;
  - c. That all such rights of ingress and egress are expressly stated in a reciprocal easement agreement;
  - d. That all such units being separated via condominium ownership shall conform to all applicable rules and requirements established by the Georgia Condominium Act;
  - e. That the unit being subdivided is not an individual outparcel; and,
  - f. That all dimensional requirements as listed in Table 4-B are met, with the exception of setbacks and maximum lot coverage.
- (b) Nothing in this section exempts any property from the provisions of the City's Subdivision Regulations. In any case, where there appears to be contradicting or overlapping standards or requirements, the more restrictive standard or requirement shall govern.

**Sec. 4-9. - Vision Clearance.**

Except in the CBD and CUN districts or where a storefront commercial building is allowed, no fence, wall, landscaping, sign or other obstruction to vision between the heights of 3 feet and 10 feet shall be allowed at the intersections of streets or streets and railroad right-of-way within a sight triangular area determined using the AASHTO Geometric Design of Highways and Streets, latest edition. At the City Engineer's discretion, a Professional Engineer may be required to certify that such improvements meet this AASHTO guideline and will not cause a sight distance concern.

**Sec. 4-10. - Pedestrian Orientation.**

The City of Newnan requires pedestrian facilities such as sidewalks wherever possible and has established two primary classes of pedestrian orientation to govern the provision of pedestrian facilities in new development:

- (a) Class I.

Pedestrian scale development shall be provided according to the City's Sidewalk Regulations. No additional standards or considerations are required.

- (b) Class II.

A pedestrian circulation system shall be provided that ensures a direct connection between buildings, the street, and other activities within a development in all instances, and that provides for connections between adjacent sites when feasible, according to the following standards:

- (1) Minimum Standards.

An on-site pedestrian circulation system must be provided that meets the applicable standards of the City's Sidewalk Regulations, as well as the additional connectivity requirements described in this section.

- (2) Connection to Street.

The system must connect all adjacent streets to the main entrance. One of the connections should be no longer than the straight line distance from the entrance to the closest sidewalk and shall not be 20 feet longer or 120% of that straight line distance, whichever is less. Buildings or sites where all of the floor area is in residential uses are only required to provide this connection to one main entrance.

(3) Internal Connections.

This system must connect all buildings on the site and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities.

**Sec. 4-11. - Homeowners and Other Associations.**

For specific development options contained within this Ordinance, a homeowners, condominium, merchants, business, or other association may be required as a part of the approval process. The minimum provisions for such covenants are provided as appropriate and shall be included in such covenants. However, the City of Newnan does not have any responsibility nor right to enforce specific provisions contained within the covenants of a homeowners or any other similar association.

**DIVISION II – MEASUREMENTS AND CALCULATIONS USED IN THIS ORDINANCE**

There are several types of formulas and calculations which are used in conjunction with the regulations in this Ordinance. This Division provides an explanation of the calculations used and provides an example of practical use.

**Sec. 4-13. - Fractional Requirements.**

When any requirement of this Ordinance results in a fraction of a dwelling unit or other measurement or calculation, that fraction shall be disregarded and the nearest lower whole number shall apply. Whenever a density calculation for a lot of record existing prior to the adoption of this Ordinance results in less than one dwelling unit being permitted, the fractional requirement shall be disregarded and one dwelling unit will be permitted.

**Sec. 4-14. - Standard Density Calculation.**

Permitted gross density shall be determined by the following method:

GLA = Gross Land Area

DUA = Dwelling Units per Acre

PGRU = Permitted Gross Residential Units

$$\mathbf{GLA * DUA = PGRU}$$

Example: 100-acre parcel (GLA)

RS-15 zoning district allows 3 DUA

$$100 * 3 = \mathbf{300 \text{ maximum dwelling units allowed (PGRU)}}$$

*(Note: All lots must meet minimum lot size for the district)*

#### **Sec. 4-15. - Floor Area Ratio (FAR).**

Floor area ratio shall be determined by the following method:

GFA = Gross Floor Area

TPS = Total Parcel Size

$$\mathbf{GFA / TPS = FAR}$$

Example: GFA = 100,000 square feet

TPS = 1.15 acres or 50,000 square feet

$$100,000 / 50,000 = \mathbf{FAR \text{ of } 2.00}$$

#### **Sec. 4-16. - Length/Width Ratio (LWR).**

Length/width ratio shall be determined by the following method:

L = Length

W = Width

$$\mathbf{LWR = Length / Width}$$

Example: Length of Parcel A = 339 feet

Width of Parcel A = 113 feet

$$339 / 113 = \mathbf{3:1 \text{ Length / Width Ratio}}$$

#### **Sec. 4-17. - Slope.**

Slope shall be determined by the following method:

$$\text{(Vertical Distance [Rise] / Horizontal Distance [Run])} \times 100 = \text{Slope Percent}$$

Example: Vertical Distance = 25 feet

Horizontal Distance = 1000 feet

$$(25 / 1000) \times 100 = \mathbf{2.5\% \text{ slope}}$$

**Sec. 4-18. - Open Space.**

Unless specified otherwise in this Ordinance, open space shall be determined by the following method:

GLA = Gross Land Area

DUA = Dwelling Units per Acre

PGRU = Permitted Gross Residential Units

OSU = Open Space per Unit

OS = Open Space (See Interpretation and Definitions Article for definition)

GLA \* DUA = PGRU

**PGRU \* OSU = OS**

Example: 100-acre parcel (GLA)

3 dwelling units per acre (DUA)

1,000 sq. ft. of open space per unit (OSU)

100 \* 3 = 300 maximum dwelling units allowed (PGRU)

300 \* 1,000 = **300,000 sq. ft. or 6.89 acres of open space**

**Sec. 4-19. - Impervious Surface.**

Impervious surface shall be calculated by the following method:

GLA = Gross Land Area

BC = Building Coverage

PA = Paved Area

IOS = Impervious Open Space (open space consisting of impervious materials)

IS = Impervious Surface

**BC + PA + IOS = IS**

Example: 10-acre parcel (GLA)

2.25 acres in building coverage

2.50 acres of paved area including driveways, parking area, curb and gutter, and sidewalks

0.25 acres of impervious open space

2.25 + 2.5 + 0.25 = **5.00 acres of impervious surface**

## **DIVISION III – DIMENSIONAL REQUIREMENTS**

All zoning districts established by this Ordinance shall be provided with a specific set of dimensional requirements which are considered to be appropriate for such districts. These requirements shall govern development within said district unless otherwise specifically provided for by this Ordinance. Such dimensional requirements shall be generally provided in a table within this Article or within text elsewhere in this Ordinance. Dimensional requirements may include, but not necessarily be limited to, the following described in this Division.

### **Sec. 4-20. - Lot Area.**

Minimum lot area requirements provide standards to create lots that promote development consistent with the desired character of the district in which they are applied. Minimum lot area requirements are as follows:

(a) Residential Lot Area.

- (1) Every property upon which an allowed use in a residential zoning district will be located shall meet or exceed the requirements shown on Table 4-A for the zoning district in which the lot is situated.
- (2) The minimum lot area must be met by each lot in a conventional subdivision. See the Master Planned Developments Article for lot area reductions in conservation subdivisions. In addition, requirements may differ for Planned Development Districts and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

(b) Nonresidential Lot Area.

- (1) Every property upon which an allowed use in a commercial zoning district will be located shall meet or exceed the requirements shown on Table 4-B for the zoning district in which the lot is situated.
- (2) Every property upon which an allowed use in an industrial zoning district will be located shall meet or exceed the requirements shown on Table 4-C for the zoning district in which the lot is situated.
- (3) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

### **Sec. 4-21. - Maximum Density.**

- (a) Maximum density requirements (net or gross density) provide standards for residential density expressed in the number of units per acre and are shown on Table 4-A. Such standards promote development consistent with the desired character of the district in which they are applied.
- (b) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-22. - Minimum Building Line Width.**

- (a) Minimum building line width requirements are shown in Table 4-A, Table 4-B, and Table 4-C. These requirements are provided to ensure that lots provide sufficient space between buildings, structures, and other site elements located on lots; to ensure that a reasonably sized building can be located on a lot along with required side yard setbacks and buffers; and for other purposes.
- (b) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-23. - Minimum Lot Frontage.**

- (a) Minimum lot frontage requirements are shown in Table 4-A, Table 4-B, and Table 4-C. These requirements are provided to ensure that lots are wide enough to allow for access and for other purposes.
- (b) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-24. - Minimum Lot Depth.**

- (a) Minimum lot depth requirements are shown in Table 4-A, Table 4-B, and Table 4-C. These requirements are provided to ensure that a reasonably sized building can be located on a lot along with required front and rear yard setbacks and buffers and for other purposes.
- (b) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-25. - Minimum Principal Living Space.**

- (a) Principal living space requirements are shown in Table 4-A and Table 4-B. These requirements are provided to ensure that adequate space is provided for an individual or family unit and to promote development consistent with the desired character of the district in which they are applied. Principal Living Space (listed as “Living Space, Principal”) is defined in the Interpretation and Definitions Article.
- (b) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-26. - Maximum Building Coverage.**

- (a) Maximum building coverage requirements are shown in Table 4-A, Table 4-B, and Table 4-C. These requirements limit the footprint of buildings, promote development consistent with the desired character of the district in which they are applied, and – in coordination with Floor Area Ratio (FAR), height, and setback standards – guide the overall scale of development.

- (b) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-27. - Floor Area Ratio (FAR).**

- (a) Floor area ratio (FAR) requirements are shown in Table 4-A, Table 4-B and Table 4-C. These requirements are used to control the bulk of development on a piece of land. Floor area ratio is defined in the Interpretation and Definitions Article and calculated in this Article.
- (b) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-28. - Minimum Open Space.**

Open space, as defined in the Interpretation and Definitions Article and described in this Article, is required for developments with 25 or more units or lots per Table 4-A of this Article and in accordance with the following requirements:

- (a) Open space may include parks, commons, plazas, community green or lawn, landscaped buffers or other areas, decorative plantings, formal or informal gardens, pedestrian walkways or paths, and active or passive recreation areas.
- (b) Open space shall not include streets, drives, off-street parking and loading areas or any area within residential lots.
- (c) No more than 40% of the required open space shall be located within floodplains, wetlands, steep slope areas, utility easements, etc.
- (d) All open space shall be a minimum dimension of 50 feet in length and width and shall comprise a contiguous area of not less than 5,000 square feet.
- (e) Open space shall be maintained by and be the sole responsibility of the developer/owner of the project or homeowners association.
- (f) See Sec. 4-18 for an explanation of how to calculate open space.
- (g) Open space requirements may differ for Planned Development, Open Space, or Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-29. - Minimum Setbacks; Principal Buildings.**

Setbacks promote streetscapes and development layout that are consistent with the character of the district in which they are applied.

- (a) Minimum setback requirements for principal buildings are shown in Table 4-A, Table 4-B, and Table 4-C.
- (b) The following elements shall not encroach into required setbacks: principal buildings including covered porches, attached garages, and covered decks.
- (c) The following projections are allowed into required yards in residential zoning districts:

(1) Uncovered Similar Structures.

For uncovered porches, landings, terraces, patios, platforms, or decks which do not extend above the first floor level of the building, refer to the Restrictions on Particular Uses Article.

(2) Architectural Features.

Chimneys, cornices, eaves, belt courses, sills, canopies or similar architectural features (not including bay windows or vertical projections) may project into a required side yard not more than 30 inches, but not closer than 3 feet to the side lot line and may project into a required front or rear yard not to exceed 3 feet.

(3) Heating and Cooling Equipment.

Heating and cooling equipment may project only into any required side or rear yard provided that such equipment may not be located closer than 3 feet from any side or rear lot line.

(4) Swimming Pools.

For swimming pools, refer to the Restrictions on Particular Uses Article.

(d) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.

**Sec. 4-30. - Building and Structure Heights.**

(a) Height Limitations.

No building or structure may exceed the height limitations for principal or accessory buildings or structures as provided under the regulations of the districts herein except that:

(1) These limitations shall not apply to public utility poles and lines; skylights, roof structures for elevators; stairways; tanks; heating, ventilating, or air-conditioning equipment; or similar equipment used solely for the operation and maintenance of a building and shall be applied to any device used to screen such structures and equipment.

(2) The following structures are allowed above the height limit adjacent to nonresidential uses: decorative towers, cupolas, residential chimneys, spires, flag poles, monuments, smoke stacks, or other similar structures, and necessary mechanical appurtenances; except that gross height may be limited by other jurisdiction agencies. If adjacent to a residential use, then the part of the structure above the height limit shall be separated from any abutting residential lot line by a distance equal to its height measured from the ground.

(3) See the Restrictions on Particular Uses Article for height requirements for telecommunications towers.

(b) Height Requirements; Principal Buildings.

- (1) Maximum height requirements for principal buildings are shown in Table 4-A, Table 4-B, and Table 4-C. These requirements are intended to control the overall scale of buildings. Height is defined in the Interpretation and Definitions Article.
  - (2) I-85 Building Height Overlay.
    - a. Any nonresidential development in proximity to Interstate 85 as identified within the boundaries shown in Exhibit "A" in this Article shall be allowed to build to a maximum height of 85 feet; and
    - b. On properties abutting existing development, materials used on structures built higher than the normal allowable height must use materials that will complement those used on adjacent buildings.
  - (3) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.
- (c) Height Requirements: Accessory Buildings and Structures.  
See the Restrictions on Particular Uses Article.

**Sec. 4-31. - Transition Districts.**

- (a) Description and Purpose.

A transition district shall be established on any nonresidential parcel or parcels where such nonresidential parcel or parcels abuts or is within a minimum distance from a single-family residential use. Such a district shall require special conditions of development to minimize incompatibility and detrimental effects of such uses with the residential uses.

- (b) Dimensional Requirements.

- (1) Setbacks.

- a. Front or Street Side.

Where a nonresidential use is located across a street right-of-way from a single-family residential use or where such a use is located across a street right-of-way from a block that contains more than one-half of its frontage in single-family residential uses, the setback shall be equal to or greater than the setback required of the single-family residential use. However, where such street right-of-way is 60 feet or more in width, this requirement shall not apply.

- b. Side.

Where a nonresidential use is located adjacent to or abuts a single-family residential use, the setback shall be equal or greater than twice the setback required of the single-family residential use.

- c. Rear.

Where a nonresidential use is located to the rear of a single-family residential use, the setback shall be equal or greater to the setback required of the single-family residential use.

(2) Height Restrictions.

For a distance of 200 feet from any single-family residential property line, no portion of any building or structure shall exceed a height of 1 foot for each 1 foot in distance from said property line, except that no building shall be restricted to a height of less than 15 feet.

(c) Buffers and Screening.

The following requirements shall apply to all nonresidential uses adjacent to and for a distance of 200 feet from the line of any single-family residential property line:

(1) Screening.

All sales, service, storage, or display areas; all ingress/egress, parking, or loading areas; and all garbage collection areas shall be effectively screened with a solid masonry wall, solid wood fence, or planted evergreen screen of not less than 6 feet in height.

(2) Buffers.

A Type "C" buffer, as specified in the City's Tree Preservation and Landscaping Ordinance, shall be provided adjacent to all single-family residential uses except that a Type "A" buffer, as specified in the "Tree Preservation and Landscaping" Ordinance within the City of Newnan Code of Ordinances, may be substituted in the CBD and CUN districts.

(d) Other Requirements.

The following requirements shall apply to all nonresidential uses adjacent to and for a distance of 200 feet from any single-family residential property line:

(1) Sign Limitations.

- a. No free-standing sign shall exceed a height of 6 feet.
- b. No sign shall be illuminated except by indirect means.
- c. No sign shall consist of flashing or intermittent pulses.
- d. No sign shall be visible from a single-family residential property which abuts the rear of an abutting or adjacent nonresidential use.
- e. No sign which is attached to a building shall be visible from a single-family residential property which abuts the rear of an abutting or adjacent nonresidential use.

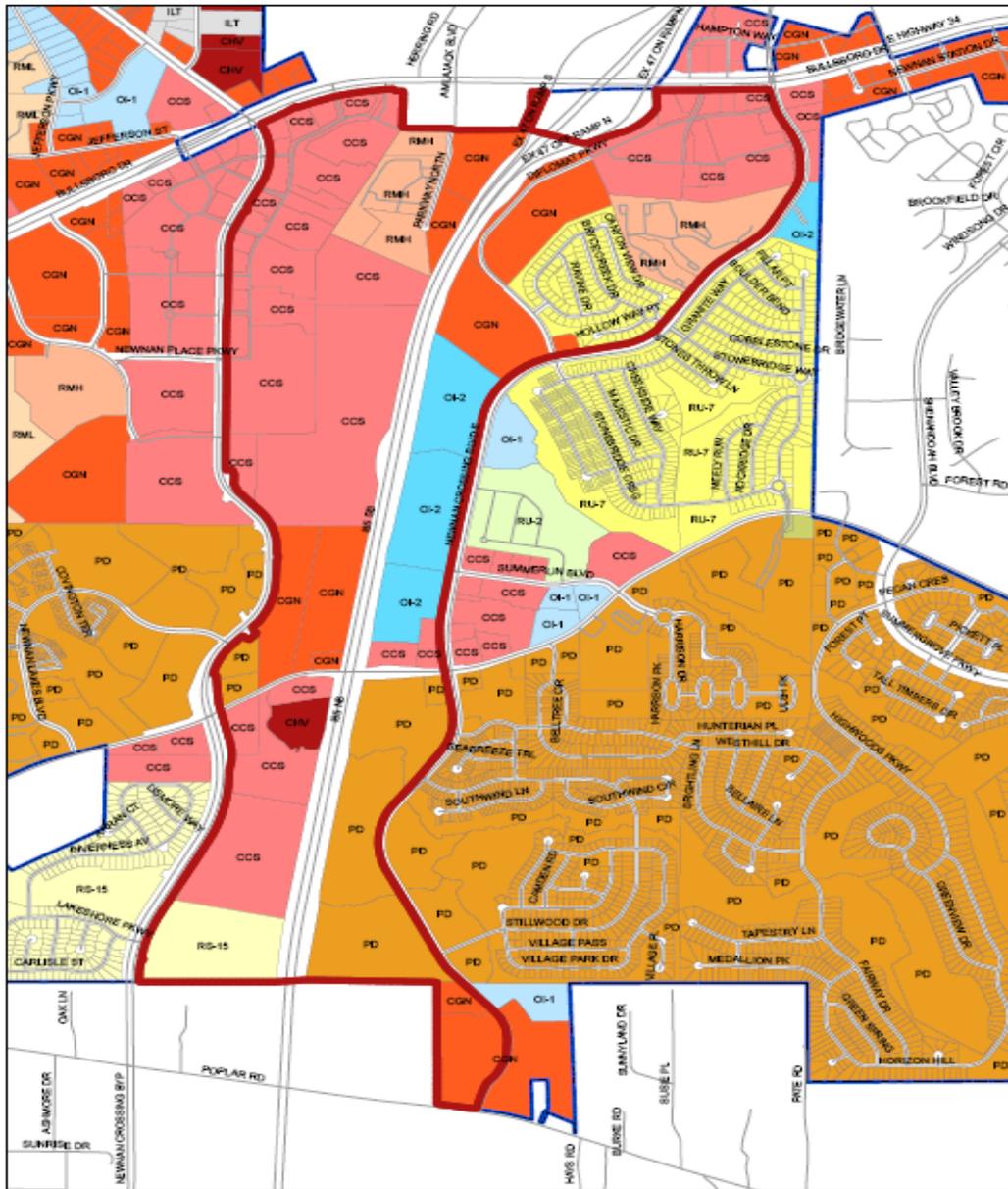
(2) Lighting Limitations.

Lights shall be so shielded and directed as to prevent glare into a single-family residential district.

**Sec. 4-32. - Requirement Tables.**

- (a) Table 4-A, Table 4-B, and Table 4-C show dimensional requirements for residential, commercial and industrial zoning districts.
- (b) Requirements may differ for Planned Development, Open Space, and Mixed Use Districts. See the Master Planned Developments Article for these requirements.
- (c) Additional standards guiding the development of property may also apply, including but not limited to requirements in the Restrictions on Particular Uses Article.

Exhibit "A"



Legend

— BuildingHeightOverlay



I-85 Building Height Overlay

City of Newnan, GA  
June 1, 2009



**Table 4-A: Residential Dimensional Requirements**

DIMENSION ↓	ZONING DISTRICT						
	RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH
<b>Minimum/Maximum District Size</b> (Square Feet/Acres)	1 Acre Minimum	1 Acre Minimum	One-Half (0.5) Acre Minimum	One-Half (0.5) Acre Minimum	16,000 s.f. Minimum	60 Acres Maximum	40 Acres Maximum
<b>Minimum Lot Size</b> (Square Feet/Acres)	26,000	15,000	Detached=7,500 Townhouse=3,000 Urban Neighborhood=4,500	Average of Platted Lots Existing on Block	Detached=7,500 Urban Neighborhood=4,500 Townhouse=2,600	Multifamily=1 Acre Townhouse=2,600 Detached=7500 Urban Neighborhood=4,500 Manufactured=6,000	Multifamily=1 Acre Townhouse=2,600 Detached=7500 Urban Neighborhood=4,500 Manufactured=6,000
<b>Maximum Density</b> (Units/Acre)	1.5	2.5	4	Varies, based on lot size	5	Apartments=8 Other=6	Apartments=12 Other=8
<b>Minimum Front Setback<sup>1</sup></b> (Feet)	Major St.=50/100 Minor St.=35/60	Major St.=45/95 Minor St.=30/55	Major St.=40/90 Minor St.=25/50 With Rear Garage=10/35	Average of adjacent units or block average	Major St.=35/85 Minor St.=20/45 W/Rear Garage=10/35	Multifamily Major St.= 100/150 Minor St.= 50/100 Other Major St.=30/80 Minor St.=15/40 W/Rear Garage=10/35	Multifamily Major St.= 100/150 Minor St.= 50/100 Other Major St.=30/80 Minor St.=15/40 W/Rear Garage=10/35
<b>Minimum Side Setback<sup>2</sup></b> (Feet)	15'	12'	10' Urban Neighborhood=5'	Average of adjacent units or block average	7' Urban Neighborhood=5'	Multifamily=12' Other= 7' Urban Neighborhood=5'	Multifamily=12' Other= 7' Urban Neighborhood=5'
<b>Minimum Street Side<sup>3</sup> Setback</b> (Feet)	Major St.=50/100 Minor St.=35/60	Major St.=45/95 Minor St.=30/55	Major St.=40/90 Minor St.=25/50 With Rear Garage=10/35	Average of adjacent units or block average	Major St.=35/85 Minor St.=20/45 W/Rear Garage=10/35	Multifamily Major St.= 100/150 Minor St.= 50/100 Other Major St.=30/80 Minor St.=15/40 W/Rear Garage=10/35	Multifamily Major St.= 100/150 Minor St.= 50/100 Other Major St.=30/80 Minor St.=15/35 W/Rear Garage=10/35
<b>Minimum Rear Setback</b> (Feet)	40'	35'	30'	Average of adjacent units or block average	20'	Multifamily=40' Other=20'	Multifamily=40' Other=20'

**Table 4-A: Residential Dimensional Requirements**

DIMENSION ↓	ZONING DISTRICT						
	RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH
<b>Minimum Bldg. Line Width</b> (Feet)	100'	85'	Detached=75' Townhouse =30' Urban Neighborhood=45'	Average of adjacent units or block average	Detached=75' Urban Neighborhood=45' Townhouse=26'	Multifamily=300' Condo=100' Detached=75' Urban Neighborhood=45' Townhouse=26'	Multifamily=400' Condo=100' Detached=75' Urban Neighborhood=45' Townhouse=26'
<b>Minimum Lot Frontage<sup>4</sup></b> (Feet)	100' 35' cul-de-sac	85' 35' cul-de-sac	Detached=75' Townhouse =30' Urban Neighborhood=45'	Average of adjacent units or block average	Detached=75' Urban Neighborhood=45' Townhouse=26'	Multifamily=300' Condo = 100' Townhouse= 26' Detached=75' Urban Neighborhood=45'	Multifamily=400' Condo=100' Detached=75' Urban Neighborhood=45' Townhouse=26'
<b>Minimum Lot Depth</b> (Feet)	100'	100'	90'	Average of adjacent units or block average	90'	80'	80'
<b>Minimum Principal Living Space</b> (Square Feet)	2,000	1800	1600 Urban Neighborhood = 1,800	Average of units existing on block	1500 Urban Neighborhood = 1,800	Studio=500 1 Bedroom=700 2 Bedroom=950 3+ Bedroom=1100 Other=1500 Urban Neighborhood = 1,800	Studio=500 1 Bedroom=700 2 Bedroom=950 3+ Bedroom=1100 Other=1500 Urban Neighborhood = 1,800
<b>Maximum Principal Building Height</b> (Feet)	35'	35'	40'	Average of adjacent units or block average	40'	45'	45'
<b>Accessory Building Heights</b>	15'	15'	15'	15'	15'	15'	15'
<b>Maximum Building Lot Coverage<sup>6</sup></b> (Percent)	20%	30%	Detached=50% Other=70%	35%	Detached=50% Urban Neighborhood=70% Townhouse=70% Condo=25%	Multifamily=25% Condo=25% Detached=50% Manufactured=50% Other=70%	Multifamily=25% Condo=25% Detached=50% Manufactured=50% Other=70%

**Table 4-A: Residential Dimensional Requirements**

DIMENSION ↓	ZONING DISTRICT						
	RS-20	RS-15	RU-7	RU-1	RU-2	RML	RMH
<b>Base/Maximum Floor Area Ratio</b> (FAR)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Minimum Distance Between Buildings</b> (Feet)	10'	10'	10'	5'	10'	Multifamily=20' Other=10'	Multifamily=20' Other=10'
<b>Pedestrian Orientation</b> (See Sec. 4-10)	Class I	Class I	Class II	Class II	Class II	Class II	Class II
<b>Open Space<sup>7</sup></b> (Square feet per dwelling unit)	N/A	1,000	1,000	1,000	1,000	1,000	1,000

**NOTES:**

<sup>1</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.

<sup>2</sup> A 10-foot setback shall be required at the end of a series of attached units except that when separated by an alley, no setback shall be required.

<sup>3</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used. Street side may refer to the side of the residence or to the rear of the residence.

<sup>4</sup> Unless otherwise denoted, all lots which front completely on the turnaround of a cul-de-sac shall have a minimum 30' of frontage. Urban Neighborhood-See Sec. 5-10

<sup>5</sup> Accessory building height shall be a maximum of 18' for garage apartments.

<sup>6</sup> Is not applicable to loft style apartments/condominiums. Urban Neighborhood-See Sec. 5-10

<sup>7</sup> Applies to developments with 25 lots/units or greater. See Sec. 4-28.

**Table 4-B: Commercial Dimensional Requirements**

DIMENSION ↓	ZONING DISTRICT						
	OI-1	OI-2	CUN	CCS	CBD	CGN	CHV
<b>Minimum/Maximum District Size</b> (Square Feet)	22,500/ None	2 acres/ None	10,000 90,000	43,560/ None	None	22,500/ None	22,500/ None
<b>Minimum Lot Size</b> (Square Feet)	22,500	30,000	5000	43,560	None	22,500	22,500
<b>Base Density</b> (Units/Acre)	n/a	n/a	None	n/a	None	n/a	n/a
<b>Front Setback<sup>1</sup></b> (From Street, in feet)	Major=50/100 Minor=40/70	Major=50/100 Minor=40/70	None	Major=40/100 Minor=20/60	None	Major=35/85 Minor=35/65	Major=40/100 Minor=40/70
<b>Side Setback</b> (Feet)	12'	15'	None except 10' adjacent to residential land	10'	None except 10' adjacent to residential land	12'	15' *
<b>Street Side<sup>2</sup> Setback</b> (From Street, in feet)	Major=50/100 Minor=40/70	Major=50/100 Minor=40/70	None	Major=30/80 Minor=20/60	None	Major=35/85 Minor=35/65	Major=40/100 Minor=40/70
<b>Rear Setback</b> (From Street)	30'	40'	None	40'	None	12'	40'
<b>Minimum Bldg. Line Width</b> (Feet)	125' 50' cul-de-sac	150' 50' cul-de-sac	15'	150'	15'	125' 50' cul-de-sac	125'
<b>Minimum Lot Frontage</b> (Feet)	50'	100'	15'	150'	15'	125'	125'
<b>Minimum Lot Depth</b> (Feet)	125'	150'	None	150'	None	150'	150'
<b>Minimum Principal Living Space</b> (Square Feet)	n/a	n/a	See Note 4	n/a	See Note 4	n/a	n/a
<b>Principal Building Height<sup>3</sup></b> (Feet)	35'	75'	35'	40'	45'	40'	40'

**Table 4-B: Commercial Dimensional Requirements**

DIMENSION ↓	ZONING DISTRICT						
	OI-1	OI-2	CUN	CCS	CBD	CGN	CHV
<b>Accessory Building Height</b> (Feet) <small>See also Article 3</small>	14'	14'	14'	14'	14'	14'	14'
<b>Minimum/Maximum Building Coverage</b> (Percent)	None/25%	None/70%	50%/95%	None/35%	50%/100% <sup>iv</sup>	None/35%	None/35%
<b>Base/Maximum Floor Area Ratio</b> (FAR)	0.40/0.70	0.75/2.00	1.00/2.00	0.50/1.00	3.00/4.00 <sup>v</sup>	0.50/1.00	0.50/0.90
<b>Distance Between Buildings</b> (Feet)	20'	20'	20'	20'	None	20'	20'
<b>Pedestrian Orientation</b> (See Sec. 4-10)	Class I	Class I	Class II	Class I	Class II	Class I	Class I
<b>Ground Floor Window Standards Apply</b> (See Article 3)	No	No	Yes	No	Yes	No	No

**NOTES:**

- <sup>1</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.
- \* Except that for uses that require a buffer, a side yard width must be sufficient enough to absorb the size of the buffer.
- <sup>2</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used. Street side may refer to the side of the residence or to the rear of the residence.
- <sup>3</sup> See Sec. 4-30 for height allowances for nonresidential structures located within the Interstate 85 corridor
- 4. See Sec. 3-7 for multifamily unit sizes.
- <sup>iv</sup> For CBD lots of 30,000 square feet or greater, building coverage shall be limited to a maximum of 70% and shall include a minimum of 10% open space.
- <sup>v</sup> For CBD lots of 30,000 square feet or greater, FAR shall be limited to a base of 1.50 and an aggregate maximum of 2.25.

**Table 4-C: Industrial Dimensional Requirements**

DIMENSION ↓	ZONING DISTRICT		
	ILT	IHV	PIP
<b>Minimum District Size</b> (Acres)	1	2	5
<b>Minimum Lot Size</b> (Square Feet)	43,560	87,120	43,560
<b>Front Setback<sup>1</sup></b> (Feet)	Major St.=35/85 Minor St.=35/65	Major St.=40/100 Minor St.=40/65	Major St.=35/85 Minor St.=35/65
<b>Side Setback</b> (Feet)	12'	30'	12'
<b>Street Side<sup>2</sup> Setback</b> (Feet)	Major St.=35/85 Minor St.=35/65	Major St.=40/100 Minor St.=40/65	Major St.=35/85 Minor St.=35/65
<b>Rear Setback</b> (Feet)	15'	40'	15'
<b>Minimum Bldg. Line Width</b> (Feet)	200'	200'	200'
<b>Minimum Lot Frontage</b> (Feet)	200'	200'	200'
<b>Minimum Lot Depth</b> (Feet)	200'	200'	200'
<b>Principal Building Height</b> (Feet)	35'	35'	35'
<b>Accessory Building Height</b> (Feet)	35'	35'	35'
<b>Maximum Building Coverage</b> (Percent)	70% (Lot)	60% (Lot)	70% (Lot)
<b>Base/Maximum Floor Area Ratio</b> (FAR)	0.50/0.70	0.30/0.50	0.50/0.70
<b>Distance Between Buildings</b> (Feet)	20'	25'	20'

<sup>1</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.

<sup>2</sup> Note that the first number refers to the distance to be set back from the public right-of-way and the second number refers to the distance to be set back from the centerline of the road or street. Both numbers shall be considered when calculating setbacks and the larger number used.