

**ARTICLE VI.**  
**BULK STANDARDS**

**DIVISION 6000. PURPOSE**

The purpose of this Article is to provide bulk standards that apply to all uses. These include standards for conventional single-family uses, cluster and planned residential uses, mobile home parks, and nonresidential uses.

**DIVISION 6100. \*BULK STANDARDS FOR NEIGHBORHOOD CONSERVATION AREAS**

- A. The size and setbacks of lots within the NC District shall be governed by that noted on the plat of subdivision or previously approved plans of development.
- B. In cases where such information was not incorporated in the instruments listed above, the Planning Director or his designee is permitted to review adjacent lots' area and setbacks in determining minimum standards.

**DIVISION 6200. BULK STANDARDS FOR SINGLE-FAMILY, RESOURCE CONSERVATION, PLANNED RESOURCE CONSERVATION, AND MOBILE HOME PARK USES.**

All residential lots in development created as "single-family", "equestrian", "resource conservation," "planned resource conservation," and "mobile home park" development pursuant to Section 5110 shall comply with the following standards for each dwelling type. These standards remain constant and are not related to the district in which the dwelling unit is located.

A. Conventional House. This dwelling type consists of one or more fully detached, single-family residences located on an individual lot or parcel. (See Definition of Lot in Article II or restrictions governing the number of dwellings per parcel and see Division 4400.M., for exceptions to minimum yard requirements.)

A Min. Lot Area	B Min. ** Front Yard	C Min. Side Yard	D Min. Rear Yard	E Min.* Lot Width	F Off-Street Parking
200,000	100	50	100	200	2 spaces
80,000	75	20	50	160	2 spaces
40,000	75	20	50	130	2 spaces
20,000	50	15	40	90	2 spaces
10,000	30	10	30	80	2 spaces
7,000	25	5	30	60	
5,000	20	5	30	50	

\* On cul-de-sacs and curves, the lot width shall be measured at the front yard setback. The minimum lot width shall apply from the road to the rear building envelope. (See Section 8470).

\*\* On corner lots the following standards shall apply:

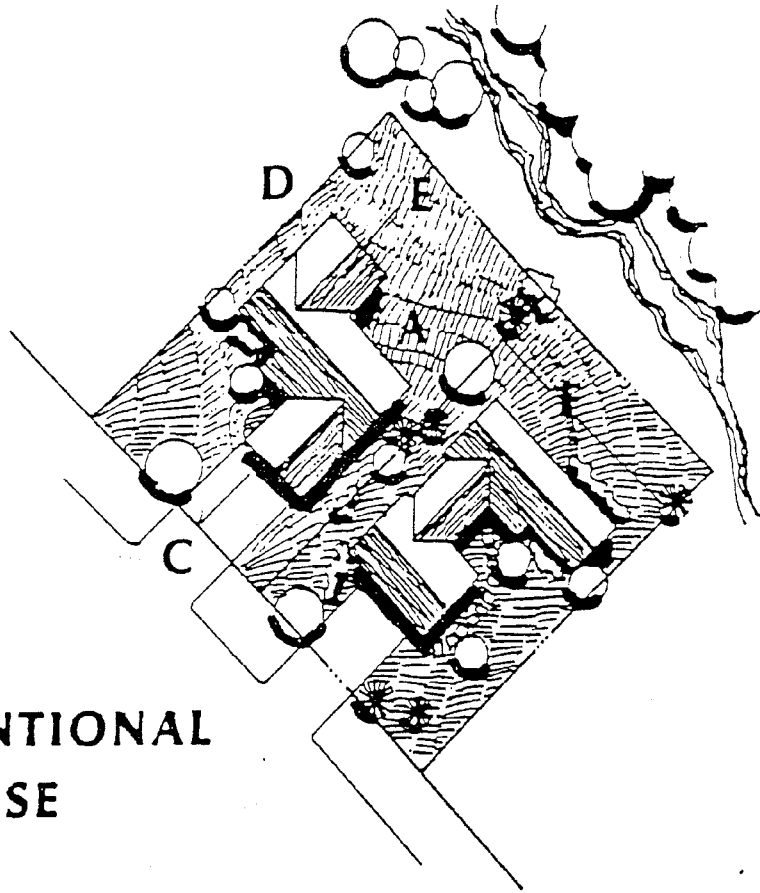
1. Homes at the intersection of a collector and local road must take driveway access from the local road.
2. A house on a corner must have a side yard setback one-half of the front-yard setback of street it does not front.

\*\*\* For residential structures, the maximum number of stories for residential structures shall be three (3), unless specified to the contrary by this section.

\*\*\*\* Within Planned Resource Conservation Developments, front porches may exceed up to five (5) feet into the required front setback. This is applicable only to lots of less than 7000 SF, and must be so noted on the final plat.

\*\*\*\*\* Lots with existing residences will be exempt from new setback requirements when combining with vacant parcel.

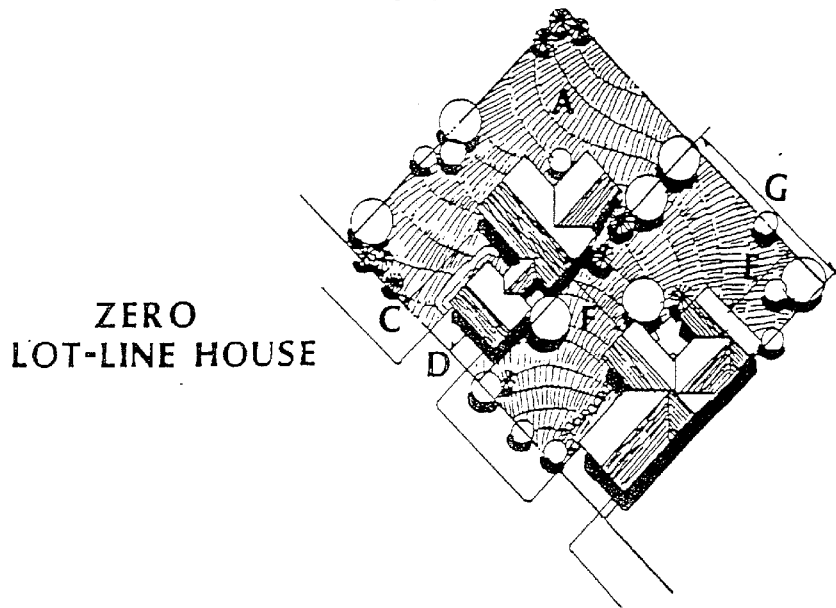
(see following illustration)



**CONVENTIONAL  
HOUSE**

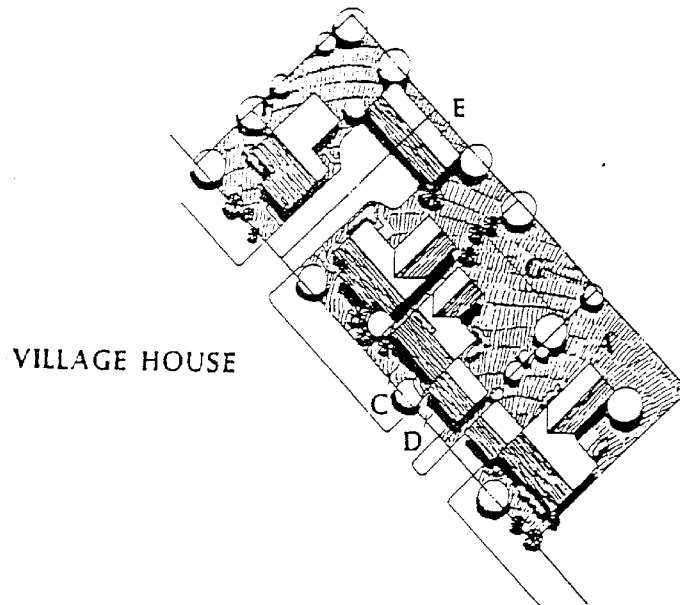
B. Zero Lot-Line Houses. This dwelling type consists of a single-family, fully detached residence located on an individual lot with only one side yard. This dwelling unit may not be split into two (2) or more residences by means of a continuous firewall. Access to maintain the zero lot-line side of the unit may be secured by means of either a five (5) feet from the line and a recreation, planting, and use easement may be granted to the adjacent lot owner. In addition, the following table specifies the minimum standards for a zero lot-line house. This dwelling unit type may only be used within resource conservation and planned resource conservation developments within the Suburban (S) District, and single-family and Planned resource conservation developments within the Urban (U) District.

A	=	Minimum Lot Area	8,000	sq. ft.
B	=	Maximum Floor Area Ratio	.25	
Minimum Yards:				
C	=	Front lot line to house	20	ft.
D	=	Front lot line to garage	12	ft.
E	=	Rear	30	ft.
F	=	Minimum Building Spacing	28	ft.
G	=	Minimum Lot Width	70	ft.
H	=	Off-street Parking Spaces	2	spaces



C. Village House. This dwelling type is a single-family residence which is fully detached from neighboring structures. This dwelling unit may not be split in two (2) or more residences by means of a continuous firewall. The village house is distinguished by very small front and side yards. The placement of the unit close to the street requires special landscaping or architectural treatment, specified in detailed below. The required landscaping is a definitional element of the unit type may only be used within planned resource conservation developments within the Suburban (S) District, and single-family and planned resource conservation developments within the Urban (U) District.

A =	Minimum Lot Area	6,000	sq. ft.
B =	Maximum Floor Area Ratio	.26	
	Minimum Yards:		
C =	Front lot line to house	15	ft.
D =	Front lot line to garage	10	ft.
E =	Rear	5	ft.
F =	Minimum Building Spacing	25	ft.
G =	Minimum Lot Width	60	ft.
H =	Off-street Parking Spaces	2	spaces
I =	See Landscape Requirements on the following page.		



I. Landscape Requirements (Village House requirements continued)

The front yards of village houses are very small and thus, shall be landscaped to include the installation of at least two (2) of the following six (6) landscaping alternatives in order to ensure adequate separation and protection of the house from street activities:

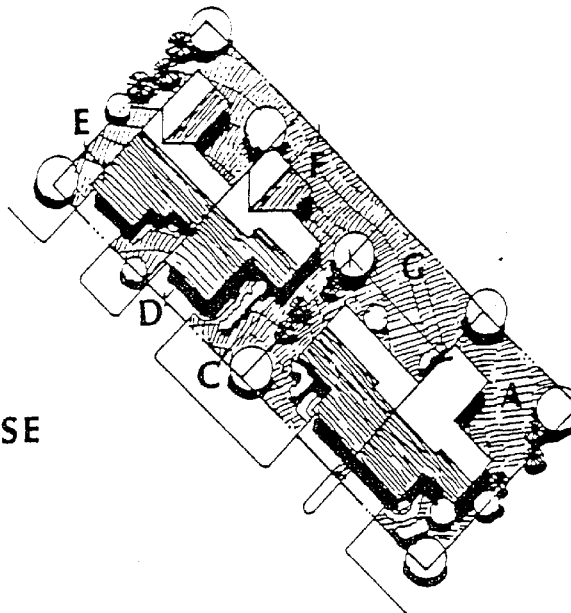
1. Two (2) canopy trees and three (3) evergreen or understory trees, or six (6) evergreen or understory trees. (See Section 7400 G.)
2. A front yard raised above the grade of the sidewalk by at least twenty-four (24) Inches, and four (4) flowering shrubs or evergreen shrubs along each street face.
3. An ornamental fence or wall between twenty-four (24) and thirty-six (36) inches in height, and five (5) flowering shrubs or evergreen shrubs per street face.
4. Twenty (20) flowering or evergreen shrubs or ten (10) flowering or evergreen shrubs, twenty (20) hedge plants, and two (2) understory trees.
5. A hedge consisting of shrubs planted on eighteen (18) inch centers, and two (2) understory or evergreen trees.
6. A berm or raised area averaging eighteen (18) inches above the average grade of the rest of the yard and covering forty (40) percent of such yard, with four (4) understory or evergreen trees and six (6) flowering or evergreen shrubs.

Commentary: The landscaping regulations imposed by the Subsection are required because, without them, a feeling of overcrowding results when housing is built on lots as small as those allowed for this housing type. Further, such material shall not be counted towards the requirement of Article VIII, Section 7320.

D. Twin House. This dwelling type consists of a semi-detached dwelling for a single family. It has only one (1) dwelling unit from ground to roof and only one (1) wall in common with another dwelling unit. The following table specifies the minimum standards for a twin house. This dwelling unit type may only be used within planned resource conservation developments within the Suburban (S) and Urban (U) Districts.

A =	Minimum Lot Area	4,000	sq. ft.
B =	Maximum floor Area Ratio	.35	
	Minimum Yards:		
C =	Front lot line to house	20	ft.
D =	Front lot line to garage	10	ft.
E =	Side	10	ft.
F =	Rear	15	ft.
G =	Minimum Lot Width	50	ft.
H =	Off-street Parking Spaces	2.5	spaces

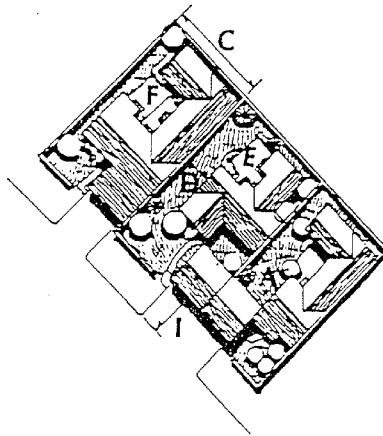
TWIN HOUSE



E. **Patio House.** This dwelling type is a detached or semi-detached unit, for a single family, with one (1) dwelling unit from ground to roof. The requirements are: Each dwelling unit's lot shall be fully enclosed by a wall located at the lot line, thus creating a private yard between the house and the wall. Side and rear walls shall be seven (7) feet in height, and the front wall shall average six (6) feet in height. That portion of the yard or patio area comprising "minimum patio area" is this housing type's minimum yard area. All living spaces, such as living rooms, dens, and bedrooms, shall face into the yard or patio. The following table specifies the minimum standards for a patio house. This dwelling unit type may only be used within planned resource conservation developments within the Suburban (S) and Urban (U) Districts.

A	=	Minimum Lot Area	4,500	sq. ft.
B	=	Maximum Floor Area Ratio	.50	
C	=	Maximum Lot Width	50	ft.
D	=	Minimum Yard Width	8	ft.
E	=	Minimum Patio Area (sq. ft.)	1200	sq. ft.
F	=	Minimum Patio Width	20	ft.
G	=	Height	28	ft.
H	=	Off-street Parking	2.5	spaces
I	=	Curb Line to Garage	22	ft.

PATIO HOUSE



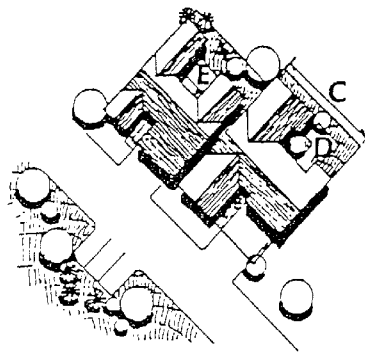


F. Atrium House. This dwelling type consists of an attached, one-story unit with private individual access for a single family. Each dwelling unit shall have a private yard(s) or atrium(s). The entire lot area of atrium and house shall be enclosed by a wall. The wall shall be at least eight (8) feet in height in the rear or sides of the lot or may average six and one-half (6.5) feet if located in the front. All living spaces, that is, living rooms, dens, or bedrooms, shall face an atrium. The following table specifies the minimum standards for an atrium house. This dwelling unit type may only be used within planned resource conservation developments within the Suburban (S) and Urban (U) Districts.

A	=	Minimum Lot Area		
		with on-lot parking	3,600	sq. ft.
		with off-lot parking	3,200	sq. ft.
B	=	Maximum Floor Area Ratio		
		with on-lot parking	.60	
		with off-lot parking	.67	
C	=	Minimum Lot Width	50	ft.
D	=	Minimum Atrium Area*	600	sq. ft.
E	=	Minimum Atrium Width	22	ft.
F	=	Maximum Building Height	18	ft.
G	=	Off-street Parking Spaces	2.5	spaces*

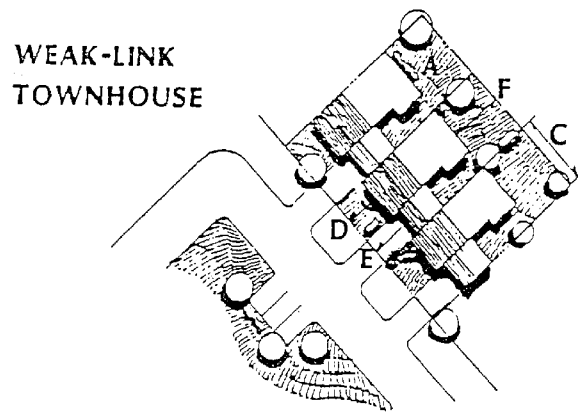
\* If there is more than one atrium, the secondary spaces need only have a minimum width of six (6) feet and a minimum area of fourth-eight (48) square feet.

ATRIUM HOUSE



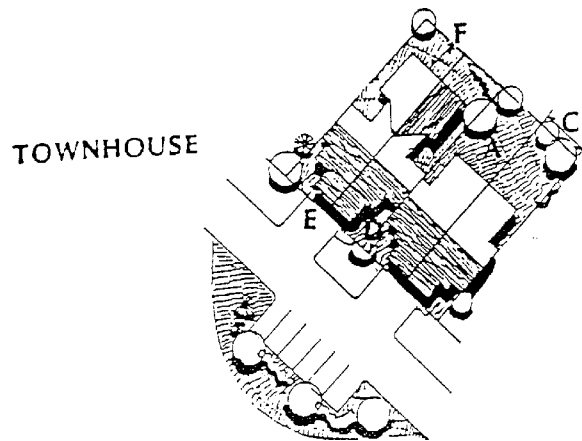
G. Weak-Link Townhouse. This dwelling type consists of an attached dwelling unit, a single unit from ground to roof, with individual outside access, housing a single family. Each unit shall have both a one-way and two story section. The one-story section shall be at least ten (10) feet wide or thirty (30) percent of the lot width, whichever is greater. A group of attached, weak-link townhouses shall average no more than eight (8) dwelling units per group. The following table specifies minimum standards for a weak-link townhouse. This dwelling unit type may only be used within planned resource conservation developments within the Suburban (S) and Urban (U) Districts.

A =	Minimum Lot Area	3,200	sq. ft.
B =	Maximum Floor Area Ration	.60	
C =	Minimum Lot Width	36	ft.
	Minimum Yards:		
D =	Front to house	15	ft.
E =	Front to garage	20	ft.
F =	Rear	16	ft.
G =	Maximum Building Height	28	ft.
H =	Off-street Parking Spaces	2.5	spaces



H. Townhouse. This dwelling type consists of a single-family attached unit, a single unit ground to roof, and with individual outside access. Rows of attached townhouses within a development shall average no more than ten (10) dwelling units. The following table specifies the minimum standards for a townhouse. This dwelling unit type may only be used within planned resource conservation developments within the Suburban (S) and Urban (U) Districts.

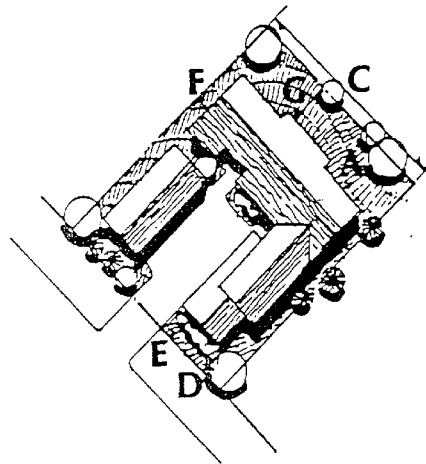
A =	Minimum Lot Area	2,400	sq. ft.
B =	Maximum Floor Area Ratio	.60	
C =	Minimum Lot Width	20	ft.
	Minimum Yards:		
D =	Front	15	ft.
E =	Front to garage	5	ft.
F =	Rear	25	ft.
G =	Maximum Building Height	28	ft.
H =	Off-street Parking Spaces	2.5	spaces



I. Multiplex. This dwelling type may be either a single-family attached dwelling or a multiple-family unit. Each unit may take direct access to a private yard or access point, or units may share yards and access. The units may be arranged in a variety of configurations, including back to back, side to side, or vertically; however, no more than six (6) units shall be attached in any single building. This dwelling unit type may only be used within planned resource conservation developments within the Suburban (S) and Urban (U) Districts.

A	=	Minimum Lot Area (per unit)	2,100	sq. ft.
B	=	Maximum Floor Area Ratio	.60	
C	=	Minimum Lot Width (per structure)	80	ft.
Minimum Yards:				
		D = Front Lot Line to House	25 ft.	
		E = Front Lot Line to Garage	10 ft.	
		F = Side	5 ft.	
		G = Rear	15 ft.	
H	=	Maximum Building Height	35	ft.
I	=	Off-street Parking Spaces	2.5	spaces/unit

**MULTIPLEX**



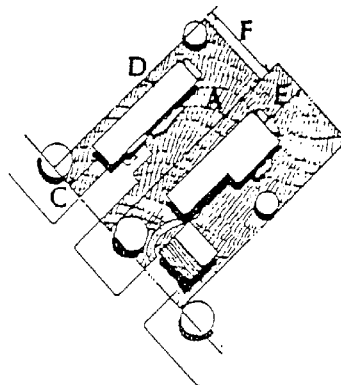


K. Mobile Home Park Unit. This dwelling unit type is distinguished from other single-family unit types in that it is mobile. Also, this type of unit is distinguished from other mobile homes in that it is located within a planned resource conservation development, designed specifically for mobile homes, called a mobile home park. This type of dwelling unit is permitted only within the Mobile Home (MH) district (which permits mobile home parks). Mobile homes located within mobile home subdivisions (in the Rural (R) District) or located on minimum five (5) acre lots in the Rural (R) District, must conform to the requirements for a conventional house on the same size lot. Mobile home developments designed as rental projects may be developed on private roads (built at public road standards). The following table specifies the minimum standards for a mobile home park unit. (Refer to Section 4400 H. and J. for additional standards.)

A	=	Minimum Lot Area	4,000	sq.	ft.*
B	=	Maximum Floor Area Ratio	.36		
Minimum Yards					
C	=	Front	20		ft.
D	=	Side	5		ft./16 ft. total
E	=	Rear	15		ft.
F	=	Minimum lot width	40		ft.
G	=	Off-street parking spaces	2		spaces

- 4,000 square feet is the minimum for mobile home lots served by sanitary sewer. Without public sewer, mobile home lots shall conform to Section 5220.

MOBILE HOME  
PARK UNIT



## DIVISION 6300. NONRESIDENTIAL BULK STANDARDS

All nonresidential uses shall comply with the following minimum bulk requirements. Note that the normal setback requirements for front, side and rear yards are not included. Setbacks from buffers and minimum building spacing are used instead, but in no case shall nonresidential use in any district have a setback less than twenty-five (25) feet from the front yard property line.

(See following tables)

Table of Nonresidential Bulk Standards  
(measured in feet)

Setback\*  
From Street Right-of Way

DISTRICT	Freeway	Arterial	Collector	Other
RURAL agriculture	100	75	50	50
commercial	100	75	50	50
ag support	100	75	50	50
all other	100	75	50	50
ESTATE	100	50	50	50
SUBURBAN ESTATE	100	50	50	50
SUBURBAN	100	50	30	30
RESTRICTED SINGLE-F	100	50	50	50
URBAN	100	50	30	30
CROSSROADS COMMERCIAL	50	25	30	30
MOBILE HOME	75	50	30	30
NC	50	25	25	25
INTERCHANG E*	100	50	30	30

\* If measuring from a street with no right-off-way boundary,  
measure from the following:

Arterial Street: Mandated right-of-way line  
Collector Street: thirty (30) feet from centerline  
Other: twenty-five (25) feet from centerline



Table of Nonresidential Bulk Standards  
(measured in feet)  
continued

DISTRICT	Setback From Buffer Yard	Minimum Building Spacing	Maximum Height	Min. Lot Width	Min. Lot Area
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RURAL agriculture	0	0	135'	200'	200,000
commercial	0	30	30	200'	200,000
ag. Support	30	30	135	200'	200,000
all other	20	50	45	200'	200,000
ESTATE	20	30	30	200'	200,000
SUBURBAN ESTATE	20	30	30	80'/130'	*14,000/ 40,000
SUBURBAN	20	30	30	75'/150'	*16,000/ 40,000
RESTRICTED SINGLE-F	20	30	30	150'	40,000
URBAN	15	20	60	75'	40,000
CROSSROADS COMMERCIAL	0	0/30**	45	75'/130'	*10,000/ 40,000
MOBILE HOME	30	30	45	130'	40,000
NC	0	30	30	150'	43,560
IC*	15	20	30	150'	40,000

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\* Smaller lot areas only allowed in developments on sewer.

\*\* 30' if nonresidential use is adjacent to a residential use.

## SECTION 6310. SPECIAL HEIGHT REGULATIONS

Structures which are proposed to exceed the height regulations of this Division, excluding those Wireless Telecommunication Facilities that can be approved by staff in accordance with 4400Y, must be approved by the Board of Zoning Appeals as a Special Use. In addition to the requirements in 4400Y, the Applicant shall follow the procedures and fulfill all requirements included in this Zoning Ordinance in reference to request for a Special Use as set out in Division 4600 and Division 9400.

AMENDMENTS

ARTICLE VI

<u>Section/Division</u>	<u>Date</u>	<u>Book/Page</u>	<u>Topic</u>
6200	09-19-88	14/64	Minimum Lot Width
6200A	03-20-89	14/189	Residential Bulk Standards
6200A	06-10-96	17/291	Residential Bulk Standards
6300	03-20-89	14/189	Non-Residential Bulk Standards
6200A	11-20-89	14/391	Residential Bulk Standards
6200A	01-21-91	14/665	Residential Bulk Standards
6100	11-08-93	16/169	Neighborhood Conservation Areas Bulk Standards
6310	02-10-97	17/562	Special Height Regulations
6200A	09-08-97	18/10	Porches in PRCDs
6200A (table)	03-08-04	22/	Bulk Standards Table
6300	11-08-99	19/379	Interchange Overlay District
6310	05-09-05	22/790-794	Special Height Regulations