

ARTICLE D. Site Development Standards

SECTION 10-3-58. Alternative Front Setbacks

- A. **Applicability.** This Section applies to a lot on a block where the principal buildings and structures on that block are set back less than the district's required front setback.
- B. **Reduced Setback.** Where this Section applies, the required front setback for a lot may be reduced to either of the following:
 - 1. The average established setback of all principal buildings and structures on that block face; or
 - 2. The average established setback of the 2 nearest principal buildings or structures on that block face.

SECTION 10-3-59. Corner Lots

The front setback applied to a side street yard on a corner lot may not reduce the buildable width of the lot to less than 50 percent of the lot width.

SECTION 10-3-60. Dumpsters and Waste Receptacles

- A. **Applicability.** This Section applies to all dumpsters, trash compactors, and areas used to store multiple waste receptacles, which must be located entirely within a designated collection area.
- B. **Plan Required.** Every designated collection area must be clearly identified on an approved Zoning Plan or Site Plan. A designated collection area must serve a principal building or use. If located on a lot without a principal building, the zoning plan or site plan must identify those principal buildings or uses served.
- C. **Designated Collection Area.** A designated collection area is any space set aside for the placement, storage, or staging of any of the following, either individually or in any combination:
 - 1. 1 or more dumpsters;
 - 2. 1 or more trash compactors; or
 - 3. Multiple waste receptacles.
- D. **Screening.** A designated collection area must be screened on all sides by an opaque fence, wall, or other structural enclosure. The enclosure must be at least as tall as the tallest container within the collection area and must include a closable gate. The gate

may have a gap of no more than 6 inches between the bottom of the gate and the ground surface.

- E. **Measurement.** For the purposes of this Section, the boundaries of a designated collection area are measured from the outside face of the required screening.
- F. **Location.** A designated collection area is subject to the following location requirements:
 - 1. **Fire Lanes.** No designated collection area may be located within a designated fire lane.
 - 2. **Street Setback.**
 - a. **Lots with a Principal Building.** On a lot with at least 1 principal building:
 - i. A designated collection area may not be located in a front yard.
 - ii. A designated collection area may be located in a side street yard, or in a rear yard abutting a public street, only if it is set back from that street at least the minimum setback required for a principal building on that street frontage in the district.
 - b. **Lots without a Principal Building.** On a lot without a principal building:
 - i. In the MU-D District, a designated collection area must be set back at least 20 feet from any lot line abutting a public street.
 - ii. In all other districts, a designated collection area must be set back at least as far from the public street as the principal building nearest to that street within the same development site.
 - 3. **Interior Setbacks.** A designated collection area must be set back at least 5 feet from any lot line that does not abut a public street. This requirement does not apply in the MU-D District.

SECTION 10-3-61. Minimum Lot Width Exceptions

- A. **Intent.** The intent of this Section is to promote safe and efficient traffic circulation, reduce vehicle conflict points along public streets, and encourage coordinated development by limiting the proliferation of curb cuts on commercial and industrial lots.
- B. **Applicability.** In the C-AU, C-NC, and I-G Districts, the minimum lot width does not apply, provided the lot adheres to the requirements of this Section.

- C. **Subdivisions of Compliant Lots.** Where the original lot complies with the minimum lot width of the district, subdivision may create lots of any width, provided all resulting lots are subject to an agreement establishing shared access.
- D. **Subdivisions of Noncompliant Lots.** When the original lot does not comply with the minimum lot width of the district, subdivision may create lots of any width, provided all of the following conditions are met:
 - 1. All resulting lots must be subject to an agreement establishing shared access.
 - 2. All resulting lots must share a single entrance. If the original lot has more than 1 existing entrance, any excess entrances must be closed as a condition of subdivision.
 - 3. If the original lot has an existing access connection through a shared access across an adjoining lot, all resulting lots must use that existing, shared access.
- E. **Required Recordation.** An instrument establishing access and cross-use easements and joint maintenance agreements for all shared entrances and internal drive aisles must be recorded before a subdivision may be approved under this Section. The instrument must satisfy the Subdivision Agent and City Attorney. The instrument may be amended through a future subdivision or site plan approval.

SECTION 10-3-62. Outdoor Display and Sales

- A. **Location.** Outdoor display and sales must be located on the same lot as a principal use and a principal building or structure.
- B. **Pedestrian Clearance.** Outdoor displays and sales are prohibited in any required parking spaces, vehicle or pedestrian access, or landscaped area.
- C. **Designated Areas.** Outdoor display and sales are limited to those areas designated on an approved zoning plan or site plan. Converting an area designated for outdoor display and sales to vehicle parking is a parking lot expansion.

SECTION 10-3-63. Outdoor Storage

- A. **Applicability.** This Section applies to the outdoor storage of goods, materials, equipment, vehicles, and other items not actively displayed for sale. It does not apply to:
 - 1. Temporary construction material or equipment on a site with a pending or active building permit;
 - 2. Dumpsters and waste receptacles;
 - 3. Outdoor display and sales; or

4. Outdoor storage accessory to a residential use on the same lot, subject to the general accessory use standards.
- B. **Designated Areas.** Outdoor storage is limited to those areas designated on an approved zoning plan or site plan. Converting an area designated for outdoor storage to vehicle parking is a parking lot expansion.

SECTION 10-3-64. Projections Into Setbacks

- A. **Applicability.** A structure or feature listed in this Section may project into a required setback to the extent stated in this Section, notwithstanding the minimum setback for the applicable district.
- B. **Architectural Features.** A chimney, cornice, gutter, downspout, eave, buttress, or bay window may project up to 2 feet 8 inches into a required setback, provided the projection does not add floor area to the building.
- C. **Fire Escapes and Required Egress.** An uncovered, unenclosed fire escape or other required means of egress may project into a required setback.
- D. **Unenclosed Outdoor Features.** A terrace, patio, uncovered porch, deck, or uncovered swimming pool may project into a side or rear setback, provided it is at least 5 feet from any lot line.
- E. **Front Porches and Terraces.** An open, unenclosed, uncovered porch or paved terrace may project into a front setback, up to one-third of the minimum front setback.
- F. **Fuel Pumps and Pump Islands.** An uncovered, unenclosed fuel pump or pump island may be located within a required front setback, provided it is at least 15 feet from any lot line and at least 50 feet from any Residential District. A covered or enclosed fuel pump or pump island must meet the setbacks required for a principal building.

SECTION 10-3-65. Special Exceptions for Dimensional Standards

- A. **Residential Side Setbacks.** City Council may approve a special exception for reduced side setbacks for any residential use in any Residential or Mixed Use District. In addition to the general standards of review, City Council must find that stipulations or conditions adequately address potential fire safety impacts.
- B. **Maximum Height.** In the MU-D, C-AU, and I-G Districts, City Council may approve a special exception for height in excess of the underlying district's dimensional regulations.

SECTION 10-3-66. Walls and Fences

- A. **Location and Sight Distance.** Walls and fences may be located in any yard, but no wall or fence may obstruct sight distance at any street intersection, alley, or driveway.
- B. **Maximum Height.** No wall or fence may exceed 6 feet in height.
- C. **Materials and Security Features.** No wall or fence in a Residential, Mixed Use, or Institutional District may contain barbed wire or be electrified.
- D. **Exceptions.**
 - 1. **Required Screening.** A wall or fence erected to satisfy a screening requirement under this Ordinance may exceed the maximum height, up to the height required by the applicable screening requirement.
 - 2. **Utility Facilities.** Walls and security fences enclosing utility substations, pumping stations, and similar utility facilities may exceed the maximum height and may include barbed wire or other security features.
 - 3. **Security Fences in C-AU and I-G Districts.** In the C-AU and I-G Districts, walls and fences used for safety and security purposes may exceed the maximum height.