ARTICLE 32. RULES OF MEASUREMENTS

Sec. 15-501 General

A. Unless otherwise expressly stated, distances specified in this ordinance are to be measured as the length of an imaginary straight line joining those points.
B. Fractional amounts of minimum requirements are rounded up to the closest whole number.
C. The zoning administrator will determine the applicable dimensional standards and setbacks for irregularly shaped lots.

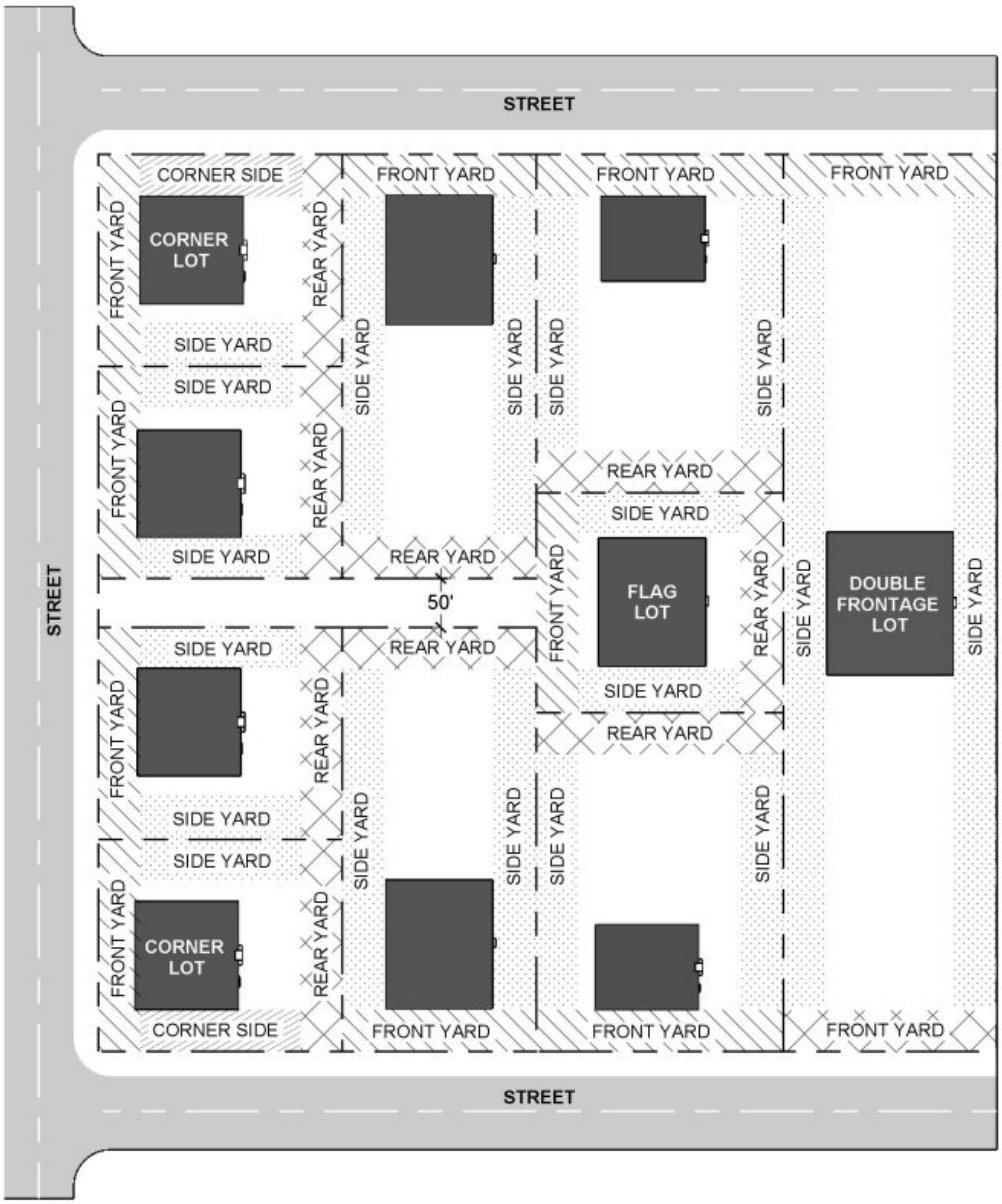
Sec. 15-502 Lot types

A. *Interior lot*. An interior lot has frontage on street right-of-way but is not a corner lot.
B. *Corner lot.* A lot abutting on two or more streets at their intersection. Of the two sides of a corner lot, the front is deemed to be the shortest of the two sides fronting on streets.
C. *Cul-de-sac lot*. A lot abutting a road with a single common ingress and egress and with a turnaround at the end.
D. *Double frontage lot*. A double frontage lot has frontage on more than one street or right-of-way but is not a corner lot. Rear yard setbacks are 55 feet for double frontage lots.
E. *Flag lot*. A flag lot does not abut a public street other than by a pipestem that provides access to the lot. Pipestems must be at least 50 feet wide.

Sec. 15-503 Yards

A. *Front yard*: The front yard is the area of a lot adjacent to its front lot line, measured by the length of the front lot line, extending from one side lot line to the other side lot line, and the width and depth of the required front setback.
B. *Rear yard*: The rear yard is the area adjacent to the rear lot line, measured by the length of the rear lot line, extending from one side lot line to the other side lot line, and the width and the depth of the required rear setback.
C. *Side yard*. The side yard is the area of a lot adjacent to its side lot line, measured by the length of the side lot line extending from the edge of front setback line to the edge of the rear setback line, and the width of the required side setback.

Figure 11: Lot types and yards

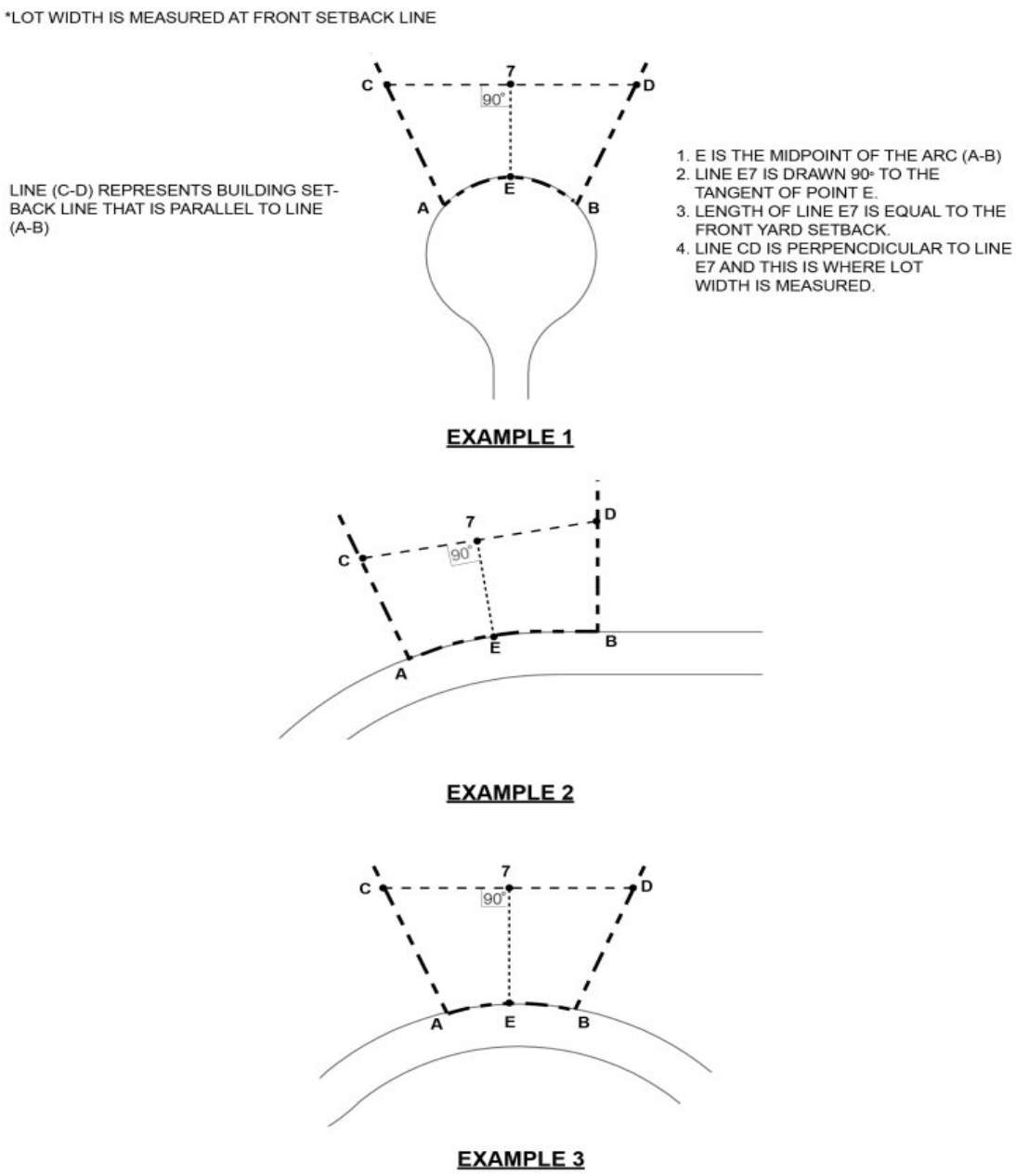


Sec. 15-504 Lot width, minimum

The distance between side lot lines is measured in one of the following manners:

A. The front building set back line is generally parallel with the right-of-way of the frontage line.
B. If the minimum required lot width is satisfied at the required front setback, then the front building line will be shown parallel to the right-of-way and at the minimum front setback distance.
C. Determining lot width on a curve is displayed in Figure 12.

Figure 12. Determining lot width on a curve



Sec. 15-505 Principal building and accessory structure setbacks

A. *General*. "Setback" is the minimum distance any building or structure must be separated from a lot line. Front, rear, and side yard setbacks are measured from the existing right-of-way, access easement, or property line, and then in a straight line to the closest point of the building or structure.

(1) Setbacks for principal buildings.

a. Double frontage lots. On double frontage lots the rear yard setback shall be 55 feet.

b. Existing structures. Building permits are allowed for additions to existing buildings located closer than minimum setbacks to a right-of-way as long as the proposed addition does not project closer to the road.

c. *Road access easements.* Setbacks from a road access easement is a minimum of 35 feet or consistent with zoning district standards.

(2) *Setbacks for accessory structures*. Where the accessory structure is structurally or cosmetically attached to a principal building, it must conform to all regulations applicable to the principal building. To be detached, it must have a five-foot setback from the main building and cannot share any roof, wall, or floor in common with it.

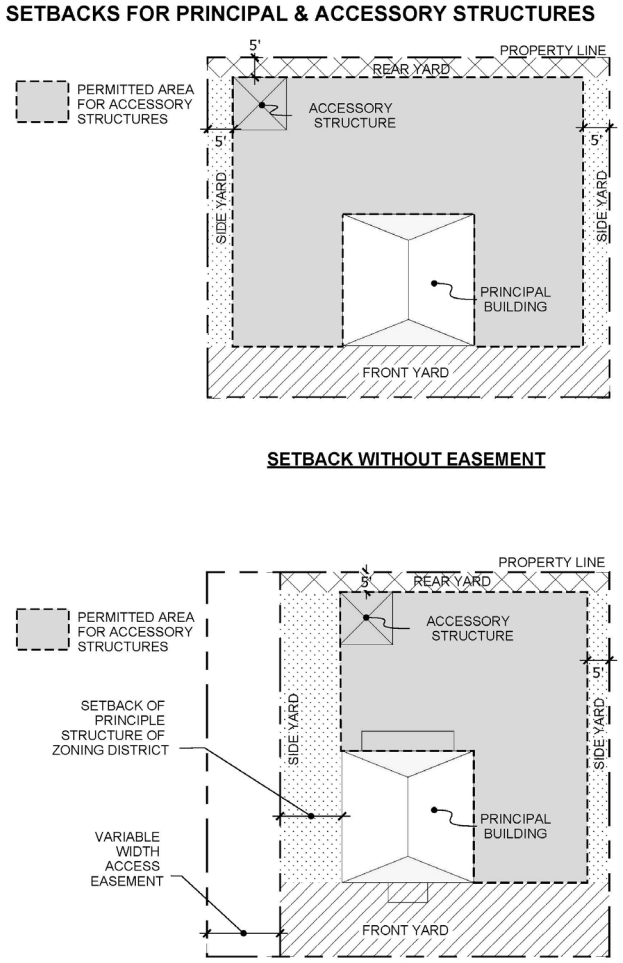
a. Accessory structure corner lot. Accessory structures on corner lots must meet the required corner lot setback.

b. Accessory structure front yard. Accessory structures may be located in any yard; however, if located in front yard, it must meet the front yard setback for the principal building.

c. Not a principal building. A separate and detached accessory structure cannot serve as a dwelling except as permitted in other ordinance sections.

d. No accessory structure may be located in an easement or right-of-way. Setback from a road access easement is 35 feet.

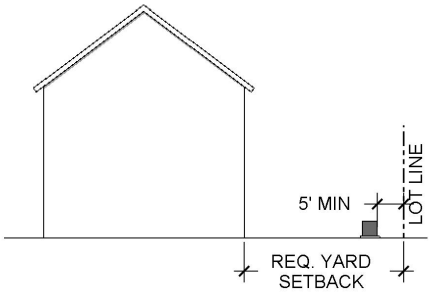
Figure 13. Setbacks for principal buildings and accessory structures



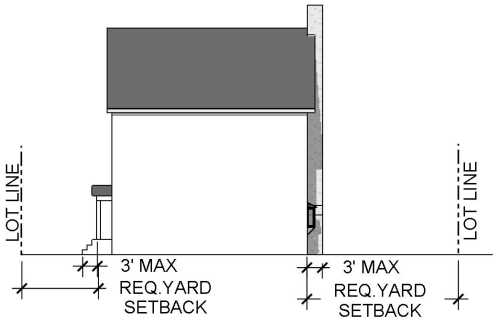
Sec. 15-506 Building projections

Architectural features such as chimneys, eaves, awnings, bay windows, steps, or similar features may project up to three feet into a yard setback. All projections must be located outside of any easements.

Figure 14. Building projections



RESIDENTIAL GENERATOR UNIT OR SIMILAR FEATURE ON PAD

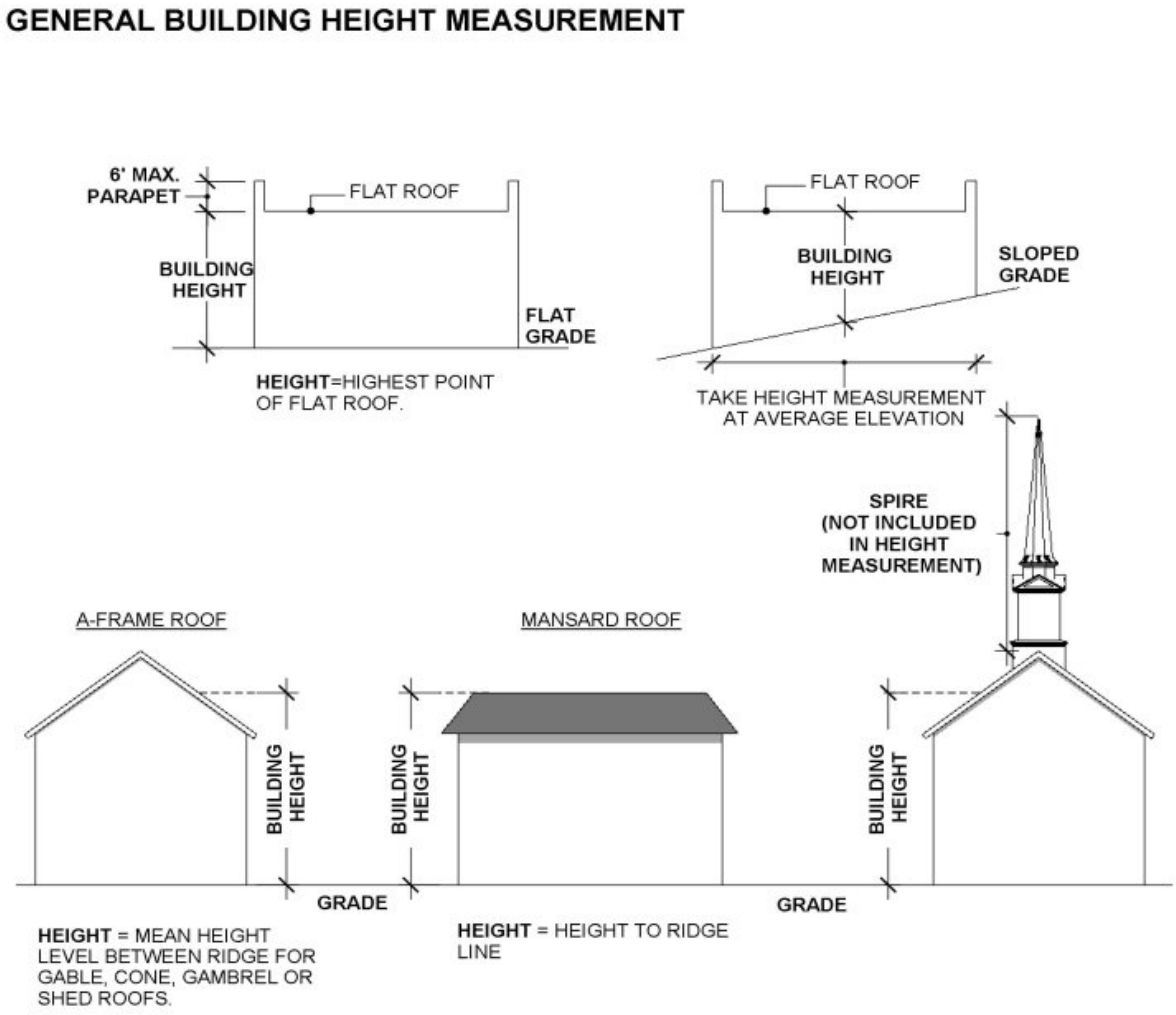


ARCHITECTURAL FEATURES

Sec. 15-507 Height measurement

A. Building height is the vertical distance measured at the average elevation of the front of the building to the highest point of the roof surface of a flat roof, to the ridge line of a mansard roof, to the mean height level between the eaves and ridge of the gable, hip, cone, gambrel and shed roofs. See Figure 15 below.
B. Church spires, belfries, cupulas, monuments, water towers, chimneys, flues, flagpoles, and radio aerials are exempt.
C. Parapet walls may rise up to six feet above the finished roof surface.

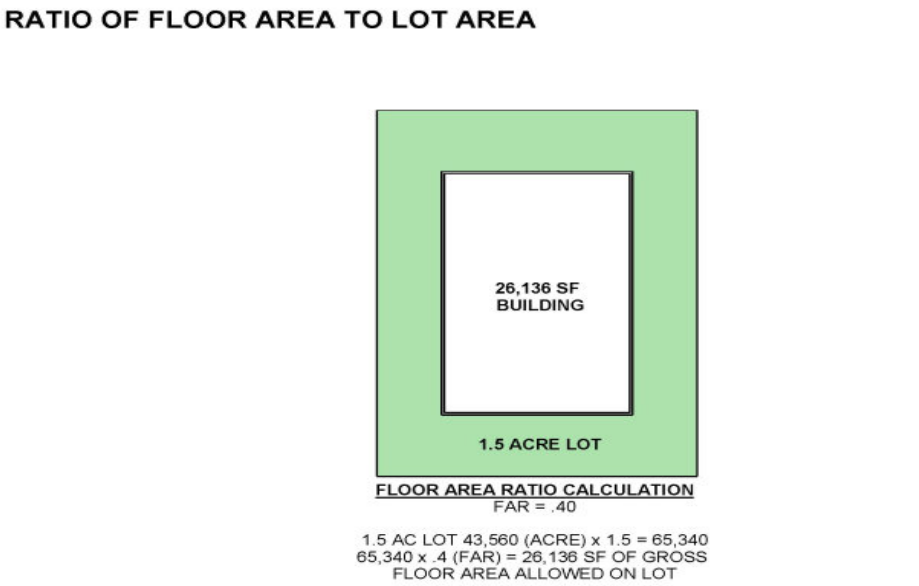
Figure 15. Building height measurement



Sec. 15-508 Floor area ratio

The floor area ratio is determined by dividing the gross floor area of a structure by the area of the lot. Gross floor area is the floor area within the inside perimeter of the exterior walls, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns, or other features.

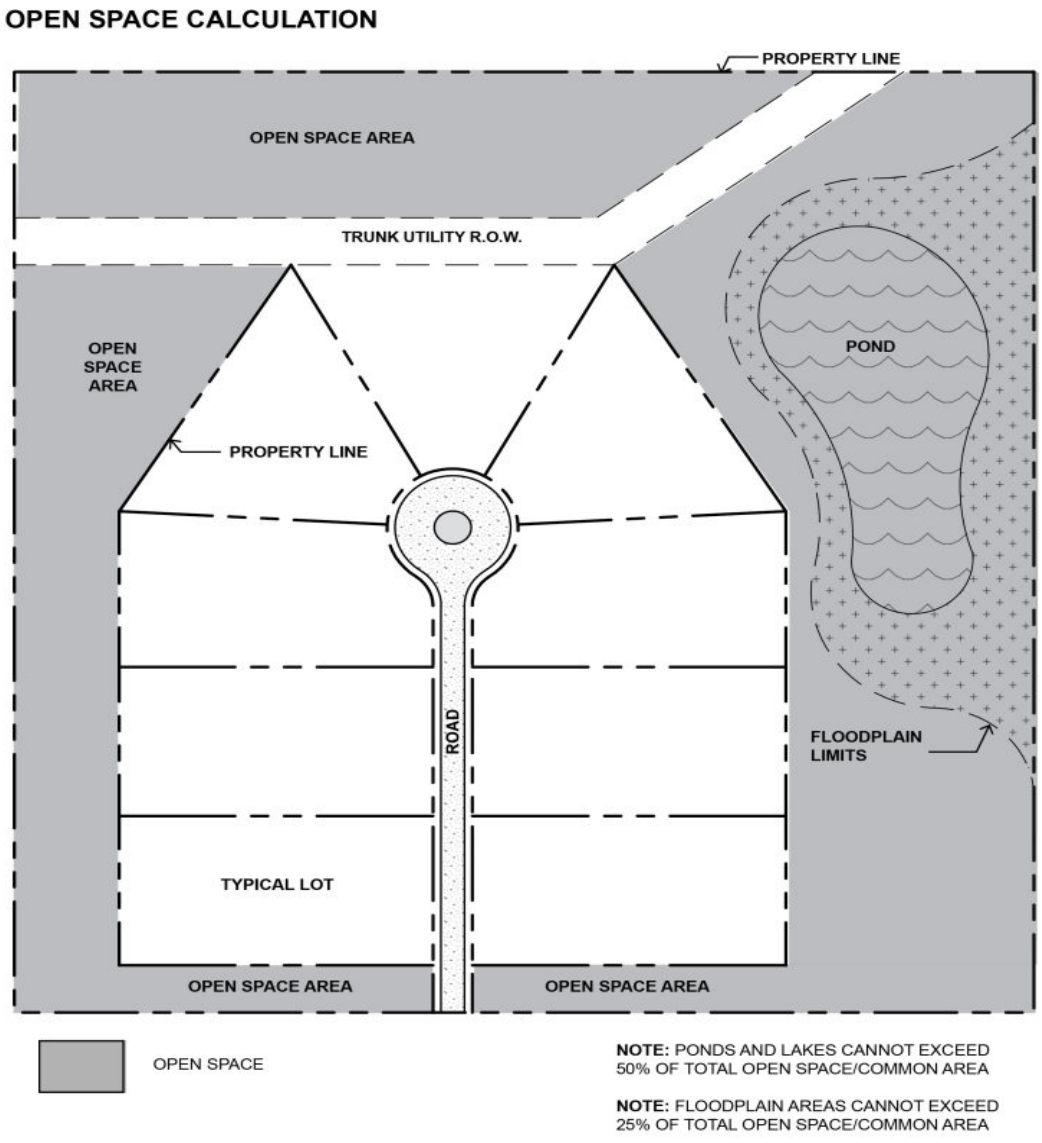
Figure 16. Floor area ratio



Sec. 15-509 Open space calculation

The area in roads and existing utility rights-of-way is not to be included in the required open space calculation. The area in lakes and ponds cannot exceed 50% of the required open space. Floodplain areas cannot exceed 25% of the total open space/common area.

Figure 17. Open space calculation

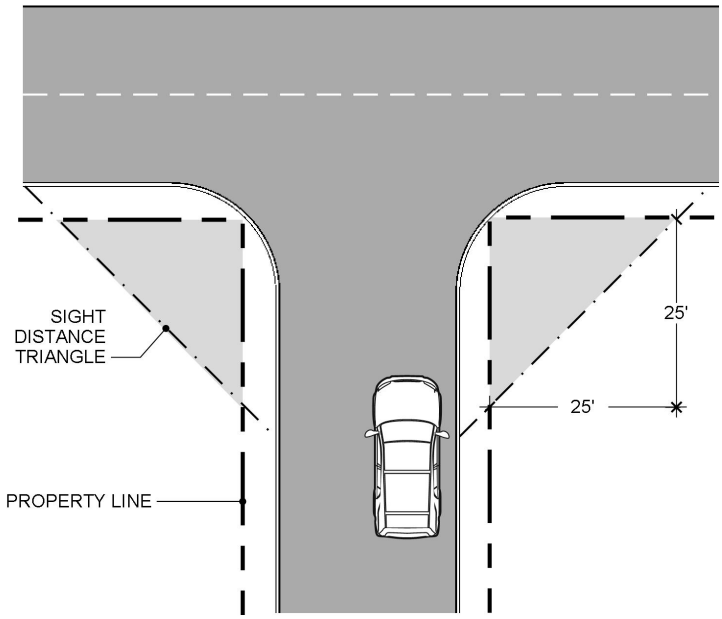


Sec. 15-510 Sight distance triangle

A "sight distance triangle" is the area at the intersection of two roads where a clear line of sight should be maintained. For this section, road includes, but is not limited to, public and private right-of-way and right-of-way easement, driveway, and access drive.

The sight distance triangle is the triangular area bounded by the property lines and a third line connecting these lines 25 feet from their point of intersection. Within the sight distance triangle, nothing can be erected, placed, planted or allowed to grow which impedes vision between a height of 2.5 feet and 10 feet above grade.

Figure 18. Sight distance triangle



Sec. 15-511 Tree caliper measurement

If a tree is four inches or less in diameter, the tree caliper measurement is taken six inches above the ground. If the diameter is greater than four inches, the tree caliper measurement is taken at 12 inches above the ground.