

CHAPTER 1117
Site Development Standards For Main Uses

1117.01 HEIGHT, LOT AREA AND MINIMUM FLOOR AREA REQUIREMENTS.

- (a) In each zoning district the following minimum requirements shall apply unless otherwise modified in this Code. Minimum floor areas and setbacks shall apply to the main structure.

<i>Minimum District</i>		<i>Minimum Lot Area and Width</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Maximum Height</i>	<i>Floor Area</i>
S-1		20,000 sq. ft.	15' each side	40 ft.	35 ft.	1400 sq. ft.
		100 ft.				
R-1	Single Family	10,000 sq. ft.	10' each side*	35 ft.*	35 ft.	1600 sq. ft.
		75 ft.				
R1-60	Single Family	7,500 sq. ft.	10 ft. each side	25 ft.	35 ft.	Same as R-1
R-2	Single Family	7,500 sq. ft.	10 ft.	25 ft.	35 ft.	same as R-1
		60 ft.				
	Duplex	5,000 sq. ft./unit				900 sq. ft./unit
		80 ft.				
	Multi-Family	3,300 sq. ft./unit**	**	**	35 ft.	1 Bdrm 850 sq. ft.
						2 Bdrm 1,000 sq. ft.
						3 Bdrm 1,100 sq. ft.
B-1	Commercial	None	None***	10 ft. ***	35 ft.	N/A
	Multi-Family	Same as R-2**	Same as R-2			Same as R-2
B-2		None	None	Same as B-1	45 ft.	N/A
B-3		None	None	None	75 ft.	N/A
DD****	Commercial	None	None	None	75 ft.	
	Single-Family	4,400 sq. ft.	In accordance with approved Development Plan and 1117.09			

		40 ft.				
	Single-Family, attached	2400 sq. ft.	In accordance with approved Development Plan and 1117.09			
	Multi-Family	2200 sq. ft.	In accordance with approved Development Plan and 1117.09			
M-1		Sufficient for development 100 ft.	10 ft. each side ***	10 ft. ***	75 ft.	N/A
M-2		1 acre 150 ft.	Same as M-1	Same as M-1	Same as M-1	N/A
* See supplemental residential regulations for additional requirements.						
** See supplemental multi-family regulations for additional requirements.						
*** See supplemental commercial/industrial regulations for additional requirements.						
**** See supplemental downtown development district regulations - special provisions.						

- (b) In any "S" or "R" District, only one main building shall be permitted on a single lot with the exception of multi-family dwellings in the R-2 District where multiple main buildings may be located on a single lot.
- (c) Unless specifically addressed in Chapter 1115, any nonresidential main building in any "S" or "R" District shall conform to the dimensional requirements for the "S-1" District as set forth in Section 1117.01(a) and the screening requirements of Section 1117.08(a)(2).

1117.02 FRONT YARD REQUIREMENTS IN RESIDENTIAL DISTRICTS.

- (a) Setbacks shall be as indicated on the Setback maps and shall be filed in the Department of Community Development.
- (b) When forty percent (40%) or more of the frontage on one side of the street between two intersecting streets in a residential district is improved with buildings that have a front yard which is greater or less than the required front yard in the district, no building shall project beyond the average front yard so established, provided however, that a front yard depth shall not be required to exceed fifty percent (50%) of the required front yard depth of the district.
- (c) Lots having double frontage shall be required to meet the front yard setback from both streets.
- (d) An attached, unenclosed and porch 40 square feet or less in floor area may project into the required front yard for a distance of not more than ten (10) feet.
- (e) The ordinary projection of sills, belt courses, cornices, chimneys, and ornamental features may extend not more than eighteen inches into the required front yard.

1117.03 SIDE YARD REQUIREMENTS IN RESIDENTIAL DISTRICTS.

- (a) A carport shall be located not less than ten (10) feet from any side lot line.

- (b) Buildings erected prior to the effective date of this Code at a setback less than the minimum side setback required by this Code may be enlarged or expanded at that setback, provided it is not less than five (5) feet.
- (c) On corner lots the side yard setback adjacent to the side street shall not be less than the required front yard setback of the side street or 15 feet whichever is less provided that a sight triangle is maintained.
- (d) The ordinary projection of sills, belt courses, cornices, chimneys, and ornamental features may extend not more than eighteen inches into the required side yard.

1117.04 REAR YARD REQUIREMENTS IN RESIDENTIAL DISTRICTS.

- (a) Where a lot abuts an alley, one-half the alley width may be considered as part of the required rear yard.
- (b) The ordinary projections of sills, belt courses, cornices, chimneys, and ornamental features may extend not more than eighteen inches into the required rear yard.
- (c) Open or lattice-enclosed fire escapes, outside stairways and balconies opening upon fire towers may project not more than five feet into the required rear yard.

1117.05 ATTACHED GARAGES.

Garages that are attached to a dwelling unit shall be considered part of the main building and subject to the following:

- (a) Attached garages shall be subject to the appearance standards of Section 1115.06 and be architecturally compatible with the main building to which they are attached.
- (b) Attached garages shall not exceed 768 square feet in floor area.
- (c) Attached garages shall not exceed the height of the main building.

1117.06 HEIGHT RESTRICTIONS AND EXCEPTIONS.

The height regulations prescribed herein shall not apply to televisions and radio towers, church spires, belfries, monuments, tanks, water and fire towers, cooling towers, stage towers or scenery lofts, ornamental towers and spires, chimneys, elevator bulkheads, smokestacks, conveyors and flag poles, provided that:

- (a) No such structure shall constitute a hazard to the safe landing and take-off of military, public, commercial and private aircraft at an established airport.
- (b) No such structure is constructed for the purpose of providing additional floor area to the main building
- (c) For each three (3) feet by which the height of such structure exceeds the maximum height otherwise permitted in the district, the applicable side and rear yards shall be increased an additional foot.

1117.07 ROOF GUTTERS AND DOWNSPOUTS.

- (a) Roof gutters and downspouts shall not be connected to the sanitary sewer system.
- (b) Roof gutters and downspouts shall not be connected to the storm sewer system except as approved by the City Engineer.
- (c) Any building or structure including single-family residences with lawn or landscaped area shall have a splash block, minimum thirty-six inches by twelve inches placed immediately

below the downspout outlet. Such downspout outlets shall be angled to direct flow away from the structure and shall be no closer to the finished lawn than six inches.

- (d) Downspouts presently connected to either the sanitary or storm sewer shall be disconnected and provided with a splash block within thirty days after receipt of notice from the City Engineer to do so.
- (e) The City Engineer may approve the use of a rain barrel system in lieu of splashblock below a downspout. Such system shall consist of the holding tank, downspout connector/diverter, a sealed lid or mosquito screen, a hose bib and an overflow connected to an approved location. Rain barrels shall not be located nearer to any street than the nearest wall of the main building and shall maintain a setback of at least three (3) feet from side and rear property lines.

1117.08 SUPPLEMENTAL REGULATIONS FOR MULTIFAMILY, COMMERCIAL AND INDUSTRIAL DISTRICTS.

- (a) Buffering of Residential Property. All commercial and industrial uses located adjacent to residentially zoned property shall buffer and screen the commercial and/or industrial operation from the adjacent residential district line.
 - (1) Commercial/Industrial uses adjacent to residential areas shall be designed to:
 - A. Shift loading docks and overhead doors to the opposite side of the residential building.
 - B. Locate parking facilities adjacent to residential property.
 - C. Locate trash bins, dumpsters and storage areas away from residential property.
 - D. Locate office portions of a facility nearest to residential property.
 - (a) Screening when used to buffer adjacent residential property from multifamily, commercial or industrial uses shall consist of landscaping or mounding or both.
 - A. The landscaping shall be at least seventy-five (75%) percent evergreen material which shall provide a minimum four (4) foot opaque appearance. The evergreen material may be supplemented by deciduous plants and trees.
 - B. If mounding is used it shall be a minimum of four (4) feet in height and graded at a slope that can be maintained. All mounds shall be planted to prevent erosion.
 - C. If fencing is used it shall consist of a solid fence or wall not less than four (4) feet in height adjacent to parking areas and a minimum of six feet in height adjacent to all other operations. Fencing within the front setback shall be in conformance with Section 1119.05
 - D. Screening and buffering shall be included on the site plan for review and approval by the Administrator. No certificate of occupancy shall be issued until the screening is installed.
 - E. Screening and buffering shall be maintained in good condition. Plant material shall be replaced when necessary to maintain the minimum requirements of screening. Fencing shall be maintained in good repair at all times.
- (b) Building Setbacks Adjacent To Residential Property.
 - (1) Commercial: Commercial buildings adjacent to residentially zoned property shall be setback a minimum of 25 feet from the residentially zoned property. The area in the setback shall be buffered in accordance with the requirements of subsection (a) herein.

- (2) Industrial: In all industrial districts, industrial buildings located adjacent to residentially zoned property shall be setback a minimum of 35 feet from the adjacent residential property line. The area in the setback shall be buffered in accordance with the requirements of subsection (a) herein.
- (3) Required setbacks shall not be used for storage or other operations associated with the commercial or industrial operation.

1117.09 SPECIAL PROVISIONS FOR DOWNTOWN DEVELOPMENT DISTRICT.

- (a) Developments that occur in a Downtown Development (DD) District shall be permitted on contiguous parcels of not less than two acres and no more than eight acres.
- (b) Residential and/or Commercial Developments within the Downtown Development District that include individual ownership of lots are required to file deed covenants and restrictions with the Lake County Recorder's Office. The deed covenants and restrictions shall ensure that the project is constructed as a unified development project. The applicant shall submit the necessary covenants, restrictions and agreements to the City for review and approval so that the City Planning Commission can make the determination that the project is developed as a unified development project. Such documents upon approval by the City Planning Commission shall be filed with the County Recorder's Office before the start of any construction.
- (c) In addition to the Conditional Use requirements set forth in Section 1111.08, residential development in the DD district shall comply with the following:
 - (1) Such development shall be governed by a Development Plan as approved by the Planning Commission. The requirements of this section may be modified by the Planning Commission provided that the overall density required in Section 1117.01(a) are maintained and the Planning Commission further determines that the proposed development complies with the spirit and intent of this Code.
 - (2) In areas where single family, attached, dormitories or multi-family dwelling units abut single family zoning districts, a buffer shall be maintained between the districts. The buffer shall be landscaped in accordance with an approved landscape plan and/or screened through the use of fencing or walls and shall be maintained as open space. Such approved landscape plan shall be made a part of the approved Development Plan.
 - (3) In all developments of ten (10) or more dwelling units, there shall be a minimum of 10% of the lot area designated as usable open space. Such open space may be for the enjoyment of residents or it may be available to the general public. Additionally, structures for active or passive recreation, plazas, outdoor dining and public art may be located in such open space as approved in the Development Plan.
 - (4) The following minimum design standards shall apply:
 - A. Front Yard Setbacks:
Single family, detached: 10 feet, minimum; 20 feet, maximum.
Single family, attached, multifamily and dormitories: no minimum; 10 feet, maximum.
 - B. Side Yard Setbacks: 5 feet, minimum, from interior lot line; 10 feet, minimum, abutting a street.

- C. Rear Yard Setbacks: 25 feet, minimum.
- D. Building Separation: 10 feet at any point between buildings on the same lot.
- (5) Residential Uses may be developed or established on a lot, site or within the same building as permitted nonresidential uses.
- (6) All residential development shall connect the front entrance of the main building to the sidewalk with a walkway surfaced with concrete, brick stone or approved equivalent.
- (7) Single family attached dwellings shall have a porch that extends along at least 50% of the front elevation.
- (8) Garages shall be located in rear yards and shall be accessed by alleys or private drives located at the rear of the property.
- (d) Parking. Parking shall be required in accordance with the requirements set forth in Chapter 1125. The number of parking spaces required in Chapter 1125 may be met with off-site parking within 400 feet of the site if the applicant can demonstrate that such parking provides adequate parking for the site. All buffering and screening requirements in Chapter 1125. shall apply unless waived by the Planning Commission. The City Manager may approve any such parking arrangements. Should a submitted parking plan be denied by the City Manager, the applicant may appeal such denial to the Planning Commission within 30 days.
- (e) All buildings in this district are subject to the requirements contained in the Historic Downtown Design Review District Standards, Chapter 1129.