

SECTION 12-305 ADDITIONAL DIMENSIONAL STANDARDS

The standards listed in this section qualify or supplement the dimensional standards provided for each zoning district in Section 3 or dimensional standards provided elsewhere in these regulations.

12-305-1 REQUIRED SETBACKS

12-305-1.01 Exceptions to Required Setbacks

Required setbacks extend the full width and depth of a lot and shall be unobstructed from the ground to the sky with the following exceptions:

- a. Ordinary projections of sills, belt courses, window air conditioning units, chimneys, cornices, and other architectural features may project up to 2.0 feet into a required yard.
- b. Open or lattice-enclosed fire escapes, exterior stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues may project into the required rear yard for a distance of not more than 5 feet, but only where the same are so placed as not to obstruct light and ventilation on adjacent properties.
- c. Gas and fuel station pumps and pump islands may be located in the required setback; provided, however, that they are no closer than 25 feet from the base setback.
- d. An ornamental fence or wall up to 3.5 feet in height may be located within a required front setback but may not extend beyond the base setback or within the road right-of-way.
- e. Ornamental fences or walls up to 7 feet in height may be located within a required rear setback or the portion of a required side setback behind the required front setback.
- f. Security fences up to 7 feet in height may be located within any required setback in the LI or GI Districts or with any use requiring a CUP, provided it is approved by the Board of County Commissioners, but may not extend beyond the base setback or within the road right-of-way.
- g. Open, horizontal structures such as uncovered decks and patios, that are no more than 30 inches in height may be located within a required rear or side yard; provided they are not located closer than 5 feet to the rear or side property line and may extend up to 5 feet into the required front yard.

12-305-1.02 Measurement of Setbacks

a. Front Setback

- 1) The front setback is measured from the Base Setback as defined in Section 12-315-2 or from the road right-of-way or road easement line if an area has been designated for the future opening or widening of a road that exceeds the Base Setback.
- 2) On through lots or eligible parcels (lots or parcels with road frontage on both the front and the rear), the required front setback shall be provided on both the front and rear of the lot or parcel.

b. Side Setbacks

- 1) The exterior side yard is measured from the Base Setback as defined in Section 12-305(a) or from the road right-of-way or road easement line if an area has been

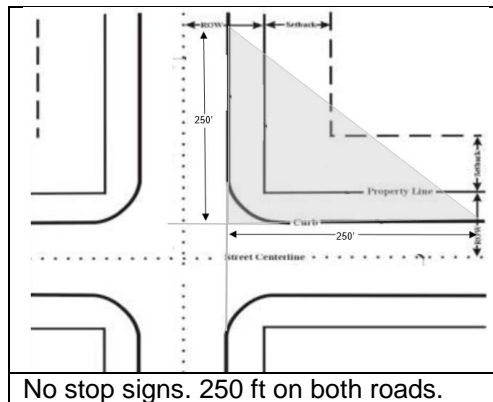
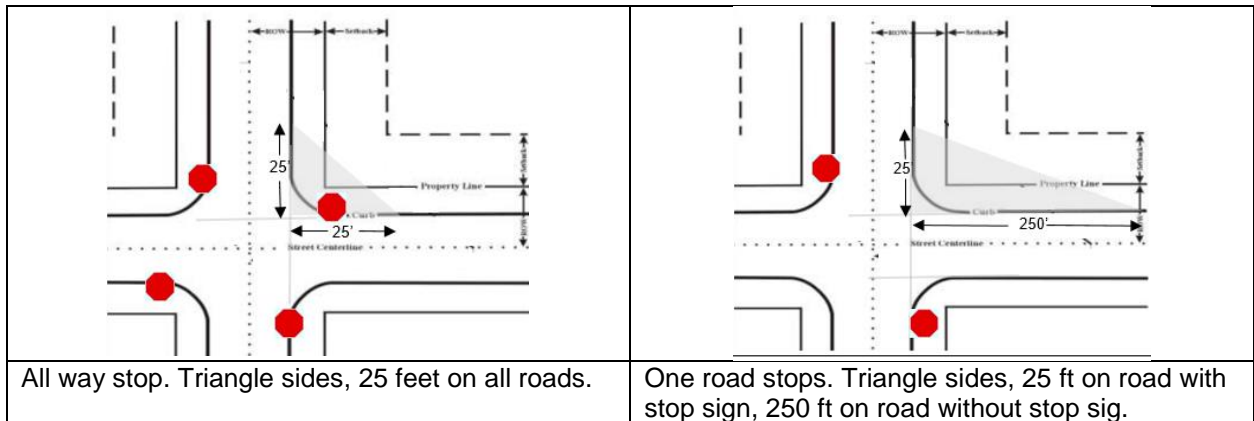
designated for the future opening or widening of a road that exceeds the Base Setback.

- 2) For the purpose of the side setback regulations, a group of business or industrial buildings separated by common or party walls shall be considered as one building occupying one lot or eligible parcel.

c. Additional Setback for Corner Visibility

No sign, fence, wall, hedge, landscaping or other material or structure or other obstruction to vision, extending to a height in excess of 3 feet above the established road grade shall be erected, planted, or maintained within the area of a corner lot identified as the 'clear sight triangle'.

- 1) At intersections, the clear sight triangle is the triangle formed by the connection of imaginary lines along each leg of each intersecting road (measured from the edge of the roadway), extending:
 - a) 25 feet along each leg of a road that has STOP signs;
 - b) 250 feet along each leg of a road that does not have a STOP signs; or
 - c) 25 feet along each leg of both roads located at an ALL-WAY STOP intersection.



12-305-2 **DIMENSIONAL STANDARDS**

12-305-2.01 **Exception to Minimum Area Requirement:**

Minimum area requirements shall not apply to those parcels created through an approved Agricultural Lot Split or Homestead Survey in accordance with the Douglas County Subdivision Regulations and which are subject to the Agricultural Protection Agreement (APA) filed with the Douglas County Register of Deeds; with the exception of area requirements established with the Douglas County Sanitary Code.

12-305-2.02 **Exceptions and Modifications to Height Standards**

- a. The maximum height standards do not apply to the following features: chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, flag poles, grain elevators, silos, wireless facilities, radio and other towers, wind conversion energy systems, smoke stacks, water towers and standpipes.
- b. Except in the Airspace Overlay District, the height regulations in these Zoning Regulations shall not apply to belfries, chimneys, church spires, conveyors, cooling towers, elevator bulkheads, fire towers, flag poles, grain storage structures, monuments, ornamental towers and spires, radio and television antennas, silos, smoke stacks, stage towers or scenery lofts, tanks, or water towers and standpipes.
- c. Whenever any building in the LI (Light Industrial) District adjoins or abuts upon a residential district, or residentially developed property, such building shall not exceed 35 feet in height, unless it is set back 1 foot from all required side and rear yard lines for each foot of additional height above 35 feet.
- d. Whenever any building or structure in the GI (General Industrial) District adjoins or abuts a residential district or residentially developed property, such building or structure shall not exceed 50 feet in height unless set back 1 foot from all required side and rear yard lines for each foot of additional height above 50 feet.