Setback Standards (SB)

5.69 SB-01: General Setback Standards

This setback standards section applies to the following zoning districts:

PR AG IA R1 R2 R3 UR M1 M2 MP UV IS NC LC GC OC CB HC EP IC I1 I2 HI

The intent of the Setback Standards is to protect the health, safety, and welfare of residents of the zoning jurisdiction of the City by requiring structures to meet certain setbacks. The following standards apply:

A. Cross Reference:
   1. *Outdoor Display Area*: For setback standards related to outdoor display areas, see *Section 5.55: Outdoor Display Area Standards*.

B. Applicability: If a setback standard does not appear on the two-page layout for a zoning district, then the standard does not apply to that particular zoning district.
   1. *Minimum Dwelling Site Front Setback*: The minimum dwelling site front setback shall be per each two-page layout in *Article 2: Zoning Districts*.
   2. *Minimum Dwelling Site Side Setback*: The minimum dwelling site side setback shall be per each two-page layout in *Article 2: Zoning Districts*.
   3. *Minimum Dwelling Site Rear Setback*: The minimum dwelling site rear setback shall be per each two-page layout in *Article 2: Zoning Districts*.
   4. *Minimum Front Setback*:
      a. The minimum front setback shall be as per each two-page layout in *Article 2: Zoning Districts*.
      b. Where a subdivision has been platted and substantially built-out utilizing a front setback less than that required by *Article 2: Zoning Districts*, an infill lot may utilize the average setback as defined in *Article 11: Definitions*.
   5. *Minimum Side Setback*:
      a. The minimum side setback shall be as per each two-page layout in *Article 2: Zoning Districts*.
      b. Where a subdivision has been platted and substantially built-out utilizing a side setback less than that required by *Article 2: Zoning Districts*, an infill lot may utilize the average setback as defined in *Article 11: Definitions*.
   6. *Minimum Rear Setback*:
      a. The minimum rear setback shall be as per each two-page layout in *Article 2: Zoning Districts*.
      b. Where a subdivision has been platted and substantially built-out utilizing a rear setback less than that required by *Article 2: Zoning Districts*, an infill lot may utilize the average setback as defined in *Article 11: Definitions*.

C. Exceptions: The following types of structures, features or land uses are exempt or partially exempt from the setback standard as stated:
   1. *Signs*: Signs are exempt from the setbacks in this section, but shall abide by the applicable sign standards.
   2. *Telecommunication Towers*: Telecommunication towers are exempt from the setbacks in this section, but shall abide by the *Section 5.87: Telecommunication Facility Standards*.
   3. *Architectural Features*: Cornices, eaves, sills, canopies, bay windows, bow windows, or similar features shall be permitted to encroach into a required front yard, side yard, and/or rear yard setback not more than three (3) feet. However, these items shall never be closer than three (3) feet to the property line.
   4. *Awnings*: Awnings shall be permitted to encroach into a required front, side, and/or rear setback not more than four (4) feet, but shall not be closer than three (3) feet to the property line except in the CB District. (See *Section 5.78: Parks, Neighborhood and Limited Commercial, and Central Business Sign Standards* for standards relating to the projection of awnings in CB Districts.)
   5. *Chimneys*: Chimneys shall be permitted to extend into a required setback not more than two (2) feet. However, chimneys shall never be closer than three (3) feet to the property line.
   6. *Fences and Walls*: Fences and walls shall be exempt from the setbacks in this section, but shall abide by the applicable fence and wall standards.
   7. *Driveways*: Driveways are exempt from setbacks in this section, but shall abide by the side yard setbacks established by the applicable driveway standards.

8. *Parking Lots*: In commercial, institutional, and industrial zoning districts, parking lots may encroach into the front, side, and rear yard setbacks for a primary structure by the following amounts:
   a. Front Yards: Parking lots may project into a front yard by twenty-five percent (25%) of the minimum front yard setback, unless a specific setback for parking lots is designated in the zoning district.
9. *Utility Poles, Lines, and Junction Boxes*: Utility poles, lines, and junction boxes shall be exempt from the setbacks in this section.
10. *Trash Receptacles*: Trash receptacles shall meet the setback standards in *Section 5.94: Trash Receptacle Standards*.
11. *Stairs or Open Platform*: Stairs or an open platform or landing which does not extend above the level of the floor elevation of the first floor of the structure shall be permitted to extend into a required front, side, and/or rear setback not more than four (4) feet. However, these items shall never be closer than three (3) feet to the side property line or ten (10) feet to the front or rear property line.
12. *Storage Tanks*: Storage tanks shall be exempt from the setbacks in this section, but shall comply with the setbacks established by the applicable storage tank standards.
13. *Porch*: A porch shall be permitted to encroach into a required front yard, side yard, and/or rear yard setback, but not by more than six (6) feet.
14. *Deck*: A deck shall be permitted to encroach into a required side yard, and/or rear yard setback by not more than ten (10) feet. Under no circumstances shall a deck be closer than three (3) feet from a property line.

D. Environmental Features: A twenty-five (25) foot setback shall be maintained between a structure and environmental feature, including: wetland, floodplain, recreation pond, and retention pond.

5.70 SB-02: Intense Agriculture Setback Standards

This setback standards section applies to the following zoning district:

IA

The following standards apply:

A. Exceptions: The following types of structures or features are exempt or partially exempt from the setback standard as stated:
   1. *Single-family Detached*: A single-family detached dwelling, when on the same lot as a confined feeding operation, shall be subject to the following:
      a. Front Yard Setback: 100 feet,
      b. Side Yard Setback: 100 feet, and
      c. Rear Yard Setback: 100 feet.