

Agenda Item

DATE:**TO:** DOUGLAS J. DEBORD, COUNTY MANAGER**FROM:** TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT**CC:** CJ GATES, PLANNER
DAN DERTZ, PLANNING RESOURCES MANAGER
JEANETTE BARE, PLANNING MANAGER
SHERRY LINDEMAN, PLANNING SUPERVISOR
KATI RIDER, AICP, ASSISTANT DIRECTOR OF PLANNING RESOURCES**SUBJECT: 2021 INITIATIVE E34 – DOUGLAS COUNTY ZONING RESOLUTION AMENDMENTS****PROJECT FILE: DR2021-007**

SUMMARY

The Board of County Commissioners (Board) reviewed certain opportunities to update the Douglas County Zoning Resolution (DCZR) at a work session on May 19, 2021. Following discussion of staff's proposal regarding providing flexibility on detached garage sizes and encroachment standards within the County's residential zone districts, the Board directed staff to prepare specific regulation amendments. The draft regulations are attached to this memo and are summarized below. The next step in the process would be to send the amendments to referral agencies and the public for review.

DISCUSSION

The intent of the proposed DCZR amendments is to modify certain setback regulations, detached garage size limitations, and encroachment standards to allow citizens to utilize residential properties to a greater extent.

Suburban Residential District Setbacks

The proposed amendments include modifying the minimum setback requirements of the Suburban Residential (SR) zone district. Setbacks would be based on lot size rather than using the one size fits all approach currently in place.

Generally, lots in the SR zone district range from 9,000 square feet to two-acres in size. The current SR setbacks are the same for all lots, regardless of size. Historically, some SR-zoned properties were developed with lesser setbacks than allowed by the current requirements. Amended setback standards would resolve these nonconformities, while allowing owners of smaller SR-zoned lots to utilize more of their property.

Staff examined lots within the following SR zoned subdivisions: Acres Green, Parker North, Sage Port, Perry Park, Louviers, Sliver Heights, and Pinery Planned Development Filings 1 through 8 and 11 to understand potential impacts the change could have on existing development. Considerations included the potential for conflicts between the new setbacks and existing utility easements and avoiding a patchwork of different setback requirements within a neighborhood. Initial review indicates that the change will not create these conflicts in the above listed communities, but assessment of these issues will continue through the referral period.

Staff proposed three setback categories based on lot size: lots up to half an acre in size, lots greater than half an acre up to one acre in size, and lots that are greater than one acre in size. Setbacks for lots one-acre or less in size have been reduced to provide the opportunity for modest expansion for principal and accessory structures. Setbacks from large power lines, setbacks for schools, and setbacks for buildings within recreation areas will remain unchanged. The amended SR District setback table will be as follows:

Lot Size	Setback From:			
	Street	Side Lot Line	Rear Lot Line	115 kV or greater power line
<i>0.50 ac. or less</i>	<i>Regional or major arterial: 100' Other: 20'</i>	<i>5'*</i>	<i>15'*</i>	<i>100'</i>
<i>Greater than 0.5 acres and less than 1.0 acre</i>	<i>Regional or major arterial: 100' Other: 25'</i>	<i>10'*</i>	<i>20'* Accessory: 15'*</i>	<i>100'</i>
<i>1.0 acre or greater</i>	<i>Regional or major arterial: 100' Other: 25'</i>	<i>15'*</i>	<i>25'* Accessory: 15'*</i>	<i>100'</i>

*Schools and buildings within recreation areas shall be set back 50'

These setback regulations will apply to all existing and future SR-zoned subdivisions within unincorporated Douglas County.

Garage Size Limitations

The DCZR limits the size and number of accessory detached garages on lots in the Agricultural One (A-1), Large Rural Residential (LRR), Rural Residential (RR), Estate Residential (ER), and SR zone districts. In the A-1, LRR, and RR districts, detached garages are currently limited to a maximum of 3,000 square feet in area on lots of 4.5 acres or more in area, but only 1,000 square feet on smaller lots. In the ER and SR zone districts, detached garages are limited to a maximum of 1,000 square feet, regardless of lot size.

Staff proposes simplifying the garage size limitations by making lot size the only differentiating factor. In addition, the proposed regulations will now allow for two detached garages on lots one-

acre or greater in size, with a limitation of total square footage. For each of the residential zone districts, the proposed accessory use provisions relative to detached garages will read as follows:

Garage, private:

- *For lots less than 1 acre in size – a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.*
- *For lots 1 acre or greater in size – a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.*

Encroachment Standards

The DCZR allows for some elements of structures to encroach into setbacks. Staff proposes the following changes to simplify these standards and avoid unnecessary variances.

Decks and Porches

Within the A-1, LLR, RR, ER, SR, and Multifamily (MF) zone districts, the current encroachment standards differentiate between covered and uncovered decks and porches, and between decks of different heights off the ground. The proposed regulation amendments will create a single encroachment standard as follows:

A covered or uncovered deck or porch may extend 6 feet into a required setback, except for a side setback.

Foundation Anchoring

Currently, certain foundation repair systems may require a setback variance. This creates an unnecessary burden for the property owner. For this reason, staff proposes the following new encroachment standard for the A-1, LRR, RR, ER, SR, and MF zone districts:

Foundation anchoring and foundation repair systems may be located within a required setback.

NEXT STEPS

Staff is prepared, if directed by the Board, to send the DCZR amendments out for referral and public comment. During the referral period a public workshop will also be scheduled.

ATTACHMENTS:

Section 3 Redline.....	4
Section 4 Redline.....	7
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Section 8 Redline.....	15

- 303.03 Entertainment Event – *(refer to Section 22B) (Amended 1/28/14)*
- 303.04 Event Center on a parcel of 160 acres or greater with a principal agricultural use *(Amended 4/28/15)*
- 303.05 Farmers Market – *(refer to Section 22A) (Amended 1/28/14)*
- 303.06 Garage, private; ~~limited to a maximum size of 3,000 sq. ft.~~
- For lots less than 1 acre in size – a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.
 - For lots 1 acre or greater in size – a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.
- 303.07 Guest house
- 303.08 Home Occupation - Class 1 and Class 2 *(refer to Section 23)*
- 303.09 In-home elder care *(Amended 3/28/01)*
- 303.10 Sale of Agricultural Products and Value-added Agricultural Products produced or raised on site *(Amended 1/28/14)*
- 303.11 Satellite receiving dish accessory to a residence
- 303.12 Value-added Agricultural Processing – limited to a maximum of 1,500 square feet devoted to this use *(Amended 1/28/14)*

304 Uses Permitted By Special Review *(Amended 1/28/14)*

On parcels of 35 acres or greater, the following uses are permitted, upon the approval of the Board, in accordance with Sections 21-Use By Special Review and 27-Site Improvement Plan of this Resolution. *(Parcels smaller than 35 acres are limited to the uses by special review allowed in the residential zone district to which the parcel conforms to in area.)*

- 304.01 Animals - non domestic, exotic
- 304.02 Campground
- 304.03 Cemetery
- 304.04 Church - greater than 350 seating capacity
- 304.05 Cultural facility

305.03 The Director shall determine threshold criteria for uses, or combinations of uses, not specifically listed.

306 Minimum Lot Area: 35 acres *

Lots less than 35 acres in area shall be limited to the uses allowed in the agricultural or residential zone district to which the lot conforms in area.

*The minimum lot area may be decreased with a clustered design through the exemption process. (Amended 4/28/15)

307 Minimum Setbacks

Parcel Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Lot Line	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'
4.5-8.9 ac.	regional/maj. arterial: 100' other: 50'	25'*	25'*	100'
9-34.9 ac.	100'	50'	50' accessory: 25'	100'
35+ ac.	100'	100' accessory: 50'	100' accessory: 50'	100'

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

308 Encroachments

308.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

308.02 ~~An open, unenclosed, uncovered~~ covered or uncovered deck or /porch at ground level may extend 6 feet into a required setback, except for a side setback.

~~308.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~

308.03 Foundation anchoring and foundation repair systems may be located within a required setback.

308.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

308.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

309 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

309.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. *(refer to Section 36 building height definition - spire height calculation)*

309.02 The height of an antenna shall be no greater than the distance to the nearest lot line. *(refer to Section 27A for cell sites and Section 21 for telecommunication facilities)*

310 Water - Refer to Section 18A of this Resolution *(Amended 3/13/02)*

311 Street Standards

Public streets shall be constructed in accordance with the Douglas County Roadway Design and Construction Standards. Private streets shall be constructed either in accordance with Appendix 58 of the International Building Code, as amended and adopted by Douglas County, or the Douglas County Roadway Design and Construction Standards.

Both public and private streets shall be constructed in accordance with the provisions of the Douglas County Storm Drainage Design and Technical Criteria manual and the County's clearing, grading, and land disturbance regulations. *(Amended 6/14/06)*

- School - public/private kindergarten thru 12th grade (*Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32*)
- Sheriff substation - no training or detention (*Site Improvement Plan required per Section 27*)
- Temporary Emergency Shelter (*Approval letter required from the Director; the use must comply with applicable regulations*) (*Amended 10/14/02*)

402.05 Construction office - temporary (*refer to Section 22*)

402.06 Greenhouse - a maximum of 1 acre (43,560 sq. ft.) total area including warehouse/shipping facilities

402.07 Residence

- Principal - 1 single-family dwelling or 1 group home per lot (*excluding mobile home*) (*group homes must be separated by a distance of 750'*) (*Amended 9/9/08*)
- Temporary (*refer to Section 22*)

402.08 Residential sales office - temporary (*refer to Section 22*)

402.09 Training of nonowned horses, or riders not related to the landowner or lessee, limited to 14 lessons per week

402.10 Utility service facility (*Site Improvement Plan required per Section 27*)

403 Accessory Uses

The following accessory uses shall be allowed only when a principal use has been established on the lot.

403.01 Accessory uses and buildings

403.02 Day-care home - small

403.03 Entertainment Event – (*refer to Section 22B*) (*Amended 1/28/14*)

403.04 Farmers Market – (*refer to Section 22A*) (*Amended 1/28/14*)

403.05 Garage – private: ~~limited to a maximum size of 3,000 sq. ft.~~

- For lots less than 1 acre in size – a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size – a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

409 Encroachments

- 409.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.
- 409.02 ~~An open, unenclosed, uncovered covered or uncovered~~ deck or porch at ground level may extend 6 feet into a required setback, except for a side setback.
- ~~409.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~
- 409.03 Foundation anchoring and foundation repair systems may be located within a required setback.
- 409.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.
- 409.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet required setbacks.

410 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

- 410.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest finished floor to the roof peak. The height of the roof-mounted spire shall be measured from the top of the spire to the finished floor of the lowest walkout level of the church. (*refer to Section 36 building height definition - spire height calculation*)
- 410.02 The height of an antenna shall be no greater than the distance to the nearest lot line. (*refer to Section 27A for cell sites and Section 21 for telecommunication facilities*)

- Recreation facility - neighborhood (*Site improvement plan required per Section 27*)
- Recreation facility – private (*Site improvement plan required per Section 27*) (*Amended 9/9/08*)
- School - public/private kindergarten thru 12th grade (*Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32*)
- Sheriff substation - no training or detention (*Site Improvement Plan required per Section 27*)

502.02 Construction office – temporary

502.03 Residence

- Principal - 1 single-family dwelling or 1 group home per lot (*excluding mobile home*) (*group homes must be separated by a distance of 750'*) (*Amended 9/9/08*)
- Temporary (*refer to Section 22*)

502.04 Sales office - temporary (*refer to Section 22*)

502.05 Utility service facility (*Site Improvement Plan required per Section 27*)

503 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot:

503.01 Accessory uses and buildings

503.02 Animals (*refer to Section 24*)

503.03 Day-care home - small

503.04 Garage, – private; ~~limited to a maximum size of 3,000 sq. ft.;~~

- For lots less than 1 acre in size – a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size – a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.

503.05 Guest house

503.06 Home Occupation - Class 1 and Class 2 (*refer to Section 23*)

503.07 In-home elder care (*Amended 3/28/01*)

County Master Plan. The ability to keep animals may be affected by the lot size. (*Refer to Section 24*) For lots served by an individual well and septic system, the allowable minimum lot area is 2 acres. For lots served by a central water system, the allowable minimum lot area is 1 acre.

507 Maximum Gross Density

The gross density shall not exceed 1 dwelling per 5 acres and may be less due to required infrastructure or dedication, or environmental constraints.

508 Minimum Setbacks

Lot Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Line Lot	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3-4.49 ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'
4.5+ ac.	regional/maj. arterial: 100' other: 50'	25'*	25'*	100'

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

509 Encroachments

509.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

509.02 ~~An open, unenclosed, uncovered covered or uncovered~~ deck ~~/or~~ porch ~~at ground level~~ may extend 6 feet into a required setback, except for a side setback.

~~509.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~

509.03 Foundation anchoring and foundation repair systems may be located within a required setback.

509.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

- Recreation facility - neighborhood (*Site Improvement Plan required per Section 27*)
- Recreation facility – private (*Site Improvement Plan required per Section 27*) (*Amended 9/9/08*)
- School - public/private kindergarten through 12th grade (*Site Improvement Plan required per Section 27 for private school; location and extent required for public school per Section 32*)
- Sheriff substation - no training or detention (*Site Improvement Plan required per Section 27*)

602.02 Construction office - temporary (*refer to Section 22*)

602.03 Residence

- Principal - 1 single-family dwelling or 1 group home per lot (*excluding mobile home*) (*group homes must be separated by a distance of 750'*) (*Amended 9/9/08*)
- Temporary (*refer to Section 22*)

602.04 Sales office - temporary (*refer to Section 22*)

602.05 Utility service facility (*Site Improvement Plan required per Section 27*)

602.06 Youth-oriented agricultural activity

603 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot.

603.01 Accessory uses and buildings

603.02 Animals (*refer to Section 24*)

603.03 Day-care home – small

603.04 Garage – private; ~~limited to a maximum size of 1,000 sq. ft.~~

- For lots less than 1 acre in size – a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size – a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.

603.05 Home occupation - Class 1 (*refer to Section 23*)

603.06 In-home elder care (*Amended 3/28/01*)

603.07 Satellite receiving dish

Parcel Size	SETBACK FROM:			
	Street	Side Lot Line	Rear Lot Line	115+KV Power Line
LESS than 2.3	regional/maj. arterial: 100' other: 25'	15'*	25'* accessory: 15'	100'
2.3+ ac.	regional/maj. arterial: 100' other: 25'	25'*	25'*	100'

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

609 Encroachments

609.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.

609.02 An ~~open, unenclosed, uncovered~~covered or uncovered deck ~~or /porch at ground level~~ may extend 6 feet into a required setback, except for a side setback.

~~609.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~

609.03 Foundation anchoring and foundation repair systems may be located within a required setback.

609.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

609.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

610 Building Height

Maximum building height: 35 feet

The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls, cornices, antennas, utility poles and necessary mechanical appurtenances usually carried above the roof level.

610.01 The maximum height of a roof-mounted church spire/steeple shall not exceed 1.62 times the height of the church measured from the lowest

- Sheriff substation – no training or detention (*Site Improvement Plan required per Section 27*)

702.02 Construction office - temporary (*refer to Section 22*)

702.03 Residence

- Principal – 1 single-family dwelling or 1 group home per lot (*excluding mobile home*)- (*group homes must be separated by a distance of 750'*)
- Temporary (*refer to Section 22*)

702.04 Sales office - temporary (*refer to Section 22*)

702.05 Utility service facility (*Site Improvement Plan required per Section 27*)

703 Accessory Uses

The following shall be allowed only when a principal use has been established on the lot.

703.01 Accessory uses and buildings

703.02 Animals (*refer to Section 24*)

703.03 Day-care home – small

703.04 Garage, – private ~~limited to a maximum size of 1,000 sq. ft.;~~

- For lots less than 1 acre in size – a maximum of 1 detached garage of no more than 1,000 sq. ft. in area is permitted.
- For lots 1 acre or greater in size – a maximum of 2 detached garages is permitted. The total detached garage area shall not exceed 3,000 sq. ft. per lot.

703.05 Home occupation – Class 1 (*refer to Section 23*)

703.06 In-home elder care (*Amended 3/28/01*)

703.07 Satellite receiving dish

704 Uses Permitted By Special Review (*Amended 6/22/05*)

The following uses are permitted, upon the approval of the Board, in accordance with Section 21 Use By Special Review and Section 27 Site Improvement Plan of this Resolution.

704.01 Church - greater than 350 seating capacity in main worship area

712 Minimum Setbacks

SETBACK FROM:			
Street	Side Lot Line	Rear Lot Line	115+KV Power Line
regional/maj. arterial: 100' other: 25'	15'*	25'*	100'
		accessory: 15'	

Lot Size	Setback From:			
	Street	Side Lot Line	Rear Lot Line	115 KV or greater power line
<u>0.50 ac. or less</u>	<u>Regional or major arterial: 100'</u> <u>Other: 20'</u>	<u>5'</u>	<u>15'</u>	<u>100'</u>
<u>Greater than 0.5 acres and less than 1.0 acre</u>	<u>Regional or major arterial: 100'</u> <u>Other: 25'</u>	<u>10'</u>	<u>20'</u> <u>Accessory: 15'</u>	<u>100'</u>
<u>1.0 acre or greater</u>	<u>Regional or major arterial: 100'</u> <u>Other: 25'</u>	<u>15'</u>	<u>25'</u> <u>Accessory: 15'</u>	<u>100'</u>

*Schools and buildings within recreation areas shall be set back 50'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (See illustration in the Definition section.) The setback from the POWER LINE is measured from the closest edge of the easement to the structure.

713 Encroachments

- 713.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback.
- 713.02 An ~~open, unenclosed, uncovered~~ covered or uncovered -deck ~~/or~~ porch ~~at ground level~~ may extend 6 feet into a required setback, except for a side setback.
- ~~713.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except for a side setback.~~
- 713.03 Foundation anchoring and foundation repair systems may be located within a required setback.
- 713.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval by the easement holder(s) is provided.

813 Minimum Setbacks

SETBACK FROM:			
Street	Side Lot Line	Rear Lot Line	115+KV Power Line
Regional/maj. arterial: 100' other: 20'*	15*	15*	100'
MINIMUM DISTANCE BETWEEN BUILDINGS 10'			

*Schools or buildings located in recreation areas shall be set back 40'

The setback is measured from the lot line to the wall of the structure horizontally and perpendicular to the lot line. (see illustration in the Definition section.) The setback from the POWERLINE is measured from the closest edge of the easement to the structure.

814 Encroachments

814.01 A cornice, canopy, eave, fireplace, wing wall or similar architectural feature may extend 3 feet into a required setback. Fire escapes may extend 6 feet into a required setback.

814.02 ~~An open, unenclosed, uncovered~~covered or uncovered deck or /porch at ground level may extend 6 feet into a required setback, except for a side setback.

~~814.03 An open unenclosed, uncovered deck/porch greater than 4 feet in height, above ground level, may extend 3 feet into a required setback, except a side setback.~~

814.03 Foundation anchoring and foundation repair systems may be located within a required setback.

814.04 A building permit shall not be issued for any structure which is to be located within an easement unless written approval, by the easement holder(s), is provided.

814.05 Utility distribution lines and related equipment commonly located along property lines may be located within a required setback. A neighborhood substation or gas regulator/meter station shall meet the required setbacks.

815 Building Height

Maximum building height: 35 feet

815.01 The maximum building height shall not apply to belfries, cupolas, penthouses or domes not used for human occupancy, roof-mounted church spires, chimneys, skylights, ventilators, water tanks, silos, parapet walls,