

Chapter 18.64 - DEVELOPMENT AND PARKING STANDARDS TABLES

Sections:

18.64.010 - Lot size calculation.

Table 1. HLDR Lot Size Calculation Requirements

Platted Land Average Minimum		Unplatted Land** Average Minimum	
Slope	Lot	Slope	Lot
0-17	9,000	0-17	21,780
18	10,200	18	23,450
19	11,400	19	25,120
20	12,600	20	26,790
21	13,800	21	28,460
22	15,000	22	30,130
23	17,000	23	31,800
24	19,600	24	33,470
25	21,000	25	35,140
26	23,000	26	36,810
27	25,000	27	38,480
28	27,000	28	40,150
29	29,000	29	41,820
30	31,000	30	43,500
31	33,000	31	52,325

32	36,000	32	61,150
33	39,000	33	69,975
34	42,000	34	78,800
35	45,000	35	87,625
36	48,000	36	96,450
37	51,000	37	105,275
38	54,000	38	114,100
39	57,000	39	122,925
40	60,000	40	131,750
41	63,000	41	140,575
42	66,000	42	149,400
43	69,000	43	158,225
44	72,000	44	167,050
45	75,000	45	175,875
46	78,000	46	184,700
47	81,000	47	193,525
48	84,000	48	202,350
49	87,000	49	211,175
50+	90,000	50	+ 220,000

Note: This table does not allow unplatted land to develop, but rather allows a smaller lot size for already platted property

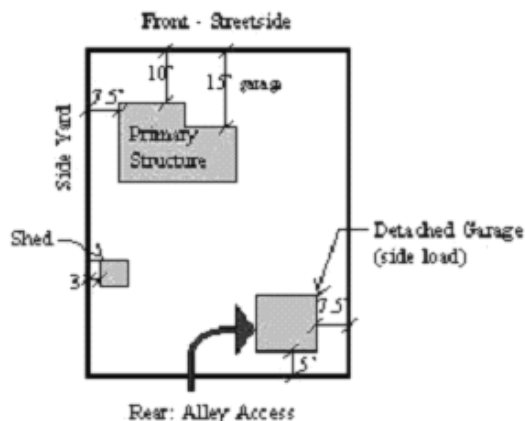
** All land unplatted as of the effective date of the Hillside Low Density Residential (HLDR) zone Ordinance (June 9, 1982), upon zoning or rezoning said land to HLDR shall be subject to the minimum lot requirements.

18.64.020 - Development standards.

Table 2. Development Standards

STANDARDS	HDR	GR	LDR	HLDR	DWTN	C	OS	PK	PF	RO
Minimum lot size	N/A (Determined by # of du's)	4,400 sq. ft. ^m	8,700 sq. ft. ⁱ	See HLDR Table	N/A	N/A	^c	^d	^d	N/A
Residential density ⁿ	15 du/ac	10 du/ac	5 du/ac	See HLDR Table	See Section 18.08.050 (B)(40)	15 du/ac	N/A	N/A	N/A	15 du/a ⁿ
Minimum lot frontage	50 ft.	45 ft.	85 ft.	85' platted 100 ft. unplatted	25 ft.	50 ft.	N/A	N/A	N/A	50 ft.
Maximum building height ⁱ	30 ft. ^e	25 ft. ^f	25 ft. ^f	25 ft. ^g	40 ft.	35 ft. ^a	15 ft.	25 ft.	30 ft. ^e	35 ft. ^{a/n}
Maximum lot coverage	75%	50%	35%	20/10% ^j	100%	75%	N/A	N/A	75%	75%
Minimum setbacks				^h		^b				
Front — Permanent	15 ft.	10 ft. 15 ft. to garage (attached or detached) or any permanent accessory	20 ft. ^k	25 ft. platted/35 ft. unplatted	0 ft.	10 ft.	N/A	N/A	10 ft.	10 ft. ⁿ

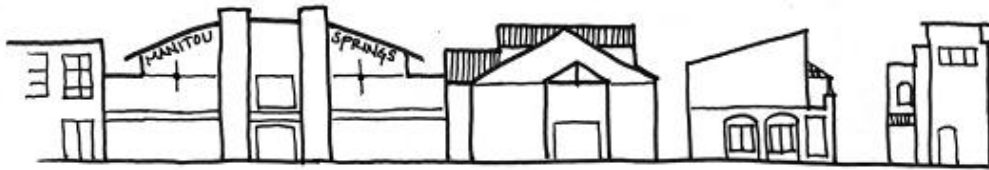
		structure									
Front — Temporary	15 ft.	15 ft.	20 ft. ^k	25 ft. platted/35 ft. unplatted	0 ft.	10 ft.	N/A	N/A	10 ft.	10 ft.	
Side — Permanent	10 ft.	7.5 ft. ^o	10 ft.	10 ft. platted/20 ft. unplatted	0 ft.	5 ft.	N/A	N/A	5 ft.	5 ft. ⁿ	
Side— Temporary	3 ft. ^q	3 ft. ^q	3 ft. ^q	3 ft. ^q	0 ft.	5 ft.	N/A	N/A	5 ft.		
Rear — Permanent	15 ft.	15 ft. ^p	25 ft.	25 ft. platted/25 ft. unplatted	0 ft.	10 ft.	N/A	N/A	10 ft.	10 ft. ⁿ	
Rear — Temporary	3 ft. ^q	3 ft. ^q	3 ft. ^q	3 ft. ^q	0 ft.	0 ft.	N/A	N/A	10 ft.	10 ft.	
Maximum Front Setbacks	N/A	N/A	N/A	50 ft. platted/100 ft. unplatted	N/A	N/A	N/A	N/A	N/A	N/A	



Examples of Building Setbacks in the General Residential Zone District

- a. If in compliance with an approved stepped facade or roof line, building height may be up to forty feet in the Commercial zone and forty-five feet in the Downtown zone, with new facades adjacent to lower buildings "stepped" to provide a gradual height transition from adjacent buildings and from public pedestrian ROW. In the absence of "stepped" provisions, the maximum height as measured from the sidewalk elevation shall be as stated in the above table. The minimum requirement to meet a "stepped" provision is twenty-five percent of the length of the roofline elevation.
- b. When adjacent to Residential zone districts, greater setbacks may be required and determined upon Rezoning or Minor/Major Development Plan.
- c. Development standards shall be established by the Open Space Management Plan, as established by a Development Plan as approved by City Council.
- d. Development standards are determined by the review of the concept or development plan at the time the zone is established, or as amended.
- e. Heights of structures shall be thirty feet as calculated in the Building Height definition, unless a property is located within the Historic District and receives a material Change of Appearance Certification incorporating steep roof pitches, per the Historic District Design Guidelines, as amended. In such cases, building heights shall not exceed thirty-five feet.
- f. As calculated in the Building Height definition unless property is located within the Historic District and receives a Material Change of Appearance Certification incorporating steep, roof pitches, per the Historic District Design Guidelines, as amended. In such cases, building heights shall not exceed thirty feet.
- g. Building height shall be twenty feet if the closest point of the structure is within one hundred feet of a ridgeline.
- h. Setbacks in the HLDR zone may be established by a platted building envelope as determined at time of subdivision.
- i. In all cases, the height of the building shall be compatible, and in character with, the surrounding neighborhood.
- j. Total lot coverage by structures, including attached or detached accessory structures, shall not exceed twenty percent on lots averaging twenty percent slope or below; and ten percent lot coverage on lots with slopes of greater than twenty percent.
- k. The minimum street yard setback requirement shall not apply to Crystal Hills Estates Filing Number 3; instead, the minimum street yard setback shall be fifteen feet from the property line.

- l. The minimum lot size in existing subdivisions, where lot(s) platted in the current filing of the subdivision (as of September 25, 1996) are being replatted, shall be no less than eighty percent of the average lot size of the current subdivision. In no case shall the minimum lot size of the replatted lot(s) be less than eight thousand seven hundred square feet.
- m. The maximum lot size in existing subdivisions, where lot(s) platted in the current filing of the (as of September 25, 1996) are being replatted, shall be no more than one hundred twenty percent of the average lot size of the current subdivision.
- n. The maximum density is not guaranteed and relies on the availability of services, topography, preservation of environmental and/or historic features, available access, and surrounding neighborhood character for appropriate density.
- o. Within the Historic District, subject to the Historic District Design Guidelines, a setback of less than seven and one-half feet may be reviewed and approved, conditionally approved, or denied by the Historic Preservation Commission. At no time without variance approval, shall the side setback be less than five feet or less than a six feet separation from neighboring buildings/structures including across property lines.
- p. The stated rear setback includes garages accessed from the front. Alley accessed, detached garages may have a rear yard setback of ten feet for rear-loaded and five feet for side-loaded buildings.
- q. Not less than a six feet separation to neighboring buildings/structures, including across property lines.

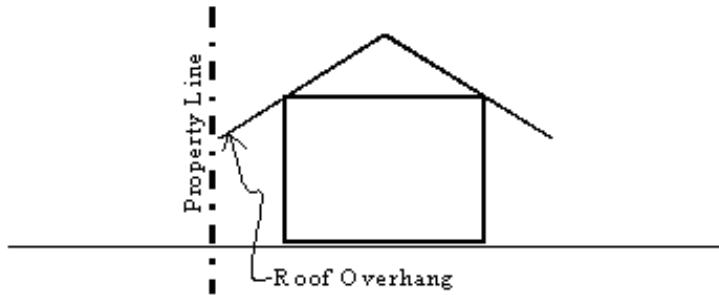


Examples of "stepped" building rooflines.

The following structural features or elements shall be allowed, as defined, to project into the required setbacks in any zone without processing of a Variance application. The above improvements, in variance form or not, shall not extend over any property boundary unless otherwise noted:

1. Architectural Features. Cornice, belt course, sill, canopy or other similar architectural features, not including bay window or vertical projection, may extend or project into a required front, side or rear building setback four inches for each foot of width of such setback but may not extend or project into the required front, side or rear setback more than a total of thirty inches. In no case shall the setback be less than six feet from neighboring buildings/structures including across property lines.
2. Chimneys. Chimneys may project into a required front, side or rear setback up to two feet if the width of the setback is not reduced to less than three feet. In no case shall the setback be less than six feet from neighboring buildings/structures including across property lines.
3. Fire Escape, Stairway, Access Ramp. A fire escape, open stairway or handicap access ramp may extend or project into any front, side or rear setback if the width and/or depth of the setback is not reduced to less than three feet.
4. Porches, Decks, Balconies. Covered porches, permanent decks and balconies may not extend or project into required front, side or rear setbacks and must meet the same setbacks as the principal structure. Uncovered temporary decks and patios may extend into required front, side or rear setbacks, per the definitions for such.

5. Stoops. A stoop, twenty square feet or less, may project into a required front, side, or rear setback if the width and/or depth of the setback is not reduced to less than three feet.
6. Eaves and Overhangs. May project up to three feet into the side setback but may not extend beyond the property line.
7. Retaining Walls. Retaining walls of any height may be constructed without setbacks. With prior permission, retaining walls may also be constructed, as may be necessary, within public rights-of-way and across property lines to connect to other retaining walls. (See definition for more information.)
8. Fences. Fences of six feet or less may be constructed without setbacks within the property boundaries providing that such construction does not interfere with traffic site lines or the visibility of cars exiting driveways. Fences over six feet in height may require setbacks for the preservation of light, air and/or views to adjacent buildings. (See definition for more information.)



(Ord. No. 0516, § 4, 12-20-2016; Ord. No. 3216, §§ 2, 3, 11-1-2016; Ord. No. 4515, § 4, 12-1-2015; Ord. No. 1915, § 1, 6-16-2015; Ord. No. 1315, § 2, 4-21-2015)

18.64.030 - Parking space standards.

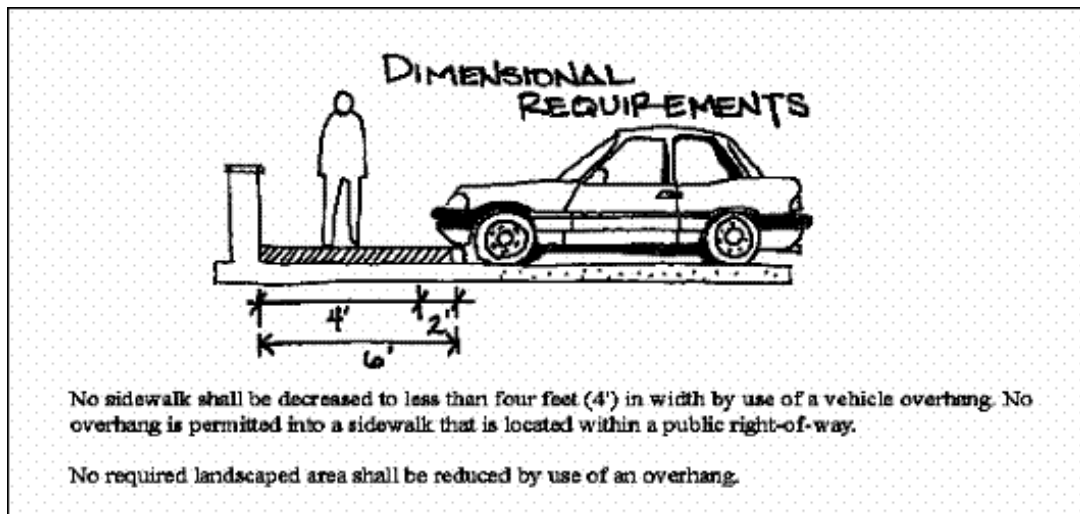
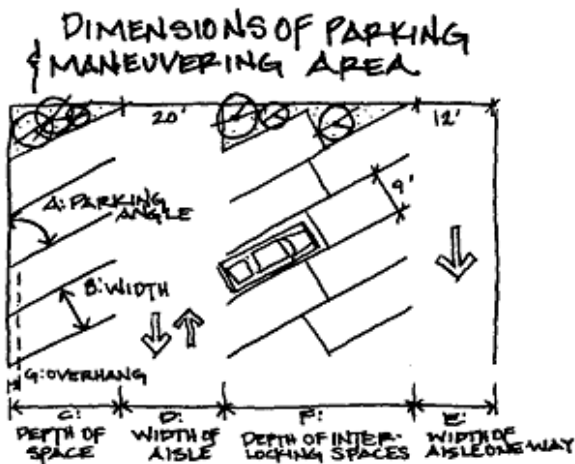
Table 3. Parking Space Standards

A Parking Angle (Degrees)	B Width of Space	C Depth of Space	D Width of Two-Way Aisle	E Width of One-Way Aisle	F Depth of Interlocking Space	G Depth of Overhang	Compact Spaces B Width of Space	C	F	G
0° (Parallel)	9	22	20	12	18	0	8	20	16	0
30°	9	17	n/a	12	26	1.5	8	15	23	1.5
45°	9	19	20	12	32	1.5	8	17	29	1.5
60°	9	20	20	16	35.5	2	8	18	32	2

75°	9	19.5	22	18	37	2	8	17.5	33	2
90° (straight in)	9	18	24	24	36	2	8	16	32	2

Refer to Table 4 for Minimum Off-Street Parking Requirements.

1. Each space shall meet the dimension requirements in the above table, excluding ingress and egress area.
2. All off-street loading spaces shall be provided completely off the public right-of-way and large enough to prevent the reversing of delivery trucks onto the public way.
3. When off-street parking is provided in a residential area in lieu of garage or carport, it shall have all weather surfacing.
4. Not more than twenty percent required parking allowed as compact spaces.



18.64.040 - Off-street parking standards.

Table 4. Minimum Off-Street Parking Requirements for Specific Uses

Use Types	
CIVIC USE TYPES	
Administrative and safety services	1 space per 400 square feet
Recreational clubs	1 space per 150 square feet
Daycare services:	
Daycare center	1 space per 400 square feet
Preschool	1 space per 400 square feet
Educational institutions:	
Elementary or junior high	2 spaces per classroom
Senior high	1 space per 4 students
Public park and recreation services	Determined by Park Board
Religious institution	1 space per 4 seats
COMMERCIAL USE TYPES	
Automotive and equipment services:	
Auto service	1 space per 200 square feet
Automotive rentals	1 space per 400 square feet of office space plus adequate space for vehicle storage and display
Automotive repair garage	1 space per 200 square feet of building area plus adequate space for vehicle

	storage
Automotive sales	1 space per 400 square feet of office space plus adequate space for vehicle storage and display
Automotive storage yard	1 space per 400 square feet of office space
Automotive wash	1 space per bay or stall
Auto body and fender repair services	1 space per 200 square feet of building area plus adequate space for vehicle storage
Bar, tavern or nightclub	1 space per 100 square feet
Bed and Breakfast Inn	1 space per guest room or suite plus required space(s) for on-site residence or staff
Building maintenance services	1 space per 400 square feet
Campground	1 space per 400 square feet of office space
Communication services	1 space per 400 square feet
Construction equipment business	1 space per 400 square feet of office space plus adequate space for vehicle storage
Equipment rental and sales	1 space per 400 square feet of office space plus adequate space for vehicle storage and display
Equipment repair services	1 space per 200 square feet of building area plus adequate space for vehicle storage

Equipment storage yard	1 space per 400 square feet of office space
Consumer repair services	1 space per 400 square feet
Exterminating services	1 space per 400 square feet
Food sales - convenience, general or specialty	1 space per 300 square feet
Funeral home or mortuary	1 space per 4 seats
Hotel/Motel	1 space per guestroom or suite plus 2 spaces for on-site residence or staff added
Kennels	1 space per 400 square feet of office space
Laundry services (large scale activity)	1 space per 750 square feet
Liquor sales	1 space per 300 square feet
Personal improvement services; tailor, seamstress, shoe repair, etc.	1 space per 150 square feet
Personal services; massage therapy, photo studios, skincare providers, etc.:	1 space per 400 square feet
Barber	1.5 spaces per chair
Beauty salon	1.5 spaces per chair
Pet services	1 space per 400 square feet
Pharmacy:	
Office	1 space per 400 square feet
Retail	1 space per 300 square feet

Recreation, commercial:	
Bowling alley	4 spaces per lane
Ice and roller skating rink	1 space per 150 square feet
Miniature golf course	1 space per hole
Pool hall	2 spaces per table
Restaurants:	
Indoor seating	1 space per 100 square feet
Outdoor seating	1 space per 200 square feet
Retail, general:	
Department store, shop, etc.	1 space per 300 square feet
Furniture or appliances	1 space per 600 square feet
Teen club/young adult club	1 space per 100 square feet
Theater or Auditorium (fixed and unfixed public auditorium seating)	1 space per 4 seats
OFFICE USE TYPES	
Financial services; bank, savings and loan, credit union	1 space per 400 square feet
General offices:	
Administrative, business or professional	1 space per 400 square feet
Telemarketing	1 space per 200 square feet
Medical/dental offices, labs and clinics, alternative medicine	1 space per 200 square feet
Veterinary service small animals: Completely enclosed	1 space per 200 square feet

structure	
RESIDENTIAL USE TYPES	
Single-family detached	2 spaces per unit
Attached dwelling units:	
Studio or efficiency	1 space per dwelling unit
1 bedroom	1.5 spaces per dwelling unit
2 bedrooms	2.0 spaces per dwelling unit
3 bedrooms	2.0 spaces per dwelling unit
Elderly (60 or over)	0.5 space per dwelling unit
Boarding or Rooming house, dormitory, fraternity, sorority or other communal living arrangement where common kitchen facilities service the occupants	0.5 space per bed
Human service establishment:	
Hospice	1 space plus 1 per 8 beds
Nursing home	1 space per 5 beds
Youth home	1 space plus 1 per 8 beds
Healthcare support facility	1 space plus 1 per 8 beds
Mobile home	2 spaces per mobile home space
Mobile home park	2 spaces per mobile home space
Multifamily dwelling (see Attached dwelling units)	
Retirement home	0.5 space per dwelling unit

(Ord. No. 0113, § 2, 2-5-2013; Ord. 1506 § 1, 2006; Ord. 2505, §§ 66 (Att. B), 67, 68, 2006;
Ord. 1405 ,§ 1 (part), 2005)