

DEVELOPMENT STANDARDS



Article 55. Building Sites

Sec. 8-5.5501. Measurements.

All measurements of land and structures shall be computed to the nearest foot.

Sec. 8-5.5502. Creating New Lots.

A. Depth to width ratio.

Any lot created after the effective date of this ordinance shall not be greater than 3 times deeper (front to rear) than it is wide (side to side) except as follows:

1. When created as part of an overall development project with unified site design. The site development plans and intended uses must be approved concurrently with the land division; or
2. The lot is created as part of a condominium or similar type project that has a unified site design and the parcel is needed for access, landscaping or other common use; or
3. The resulting lot has a minimum width of 300 feet.

B. Exceptions.

1. Public uses and public utilities - the minimum building site in any district shall not apply to lots created for public use or public utility.
2. Condominiums - the minimum lot size provided in any district does not apply to condominium developments.

Sec. 8-5.5503. Buildable Lots.

A. Substandard sized lots.

All legally created lots of record that contain less area than required by the applicable district are considered a building site if one of the following criteria is met:

1. All other development standards of the district in which the lot is located, except lot size, are met; or
2. A variance (Sec. 8-5.7004) for the building is approved by the Planning Commission.

B. Plot plan approval.

When a plot plan has been filed for a building permit upon which a single lot of record or contiguous lots of record under one ownership are shown to contain a single building site, no part of the property may be used for an additional building site, unless a new plot plan for the entire property, conforming to all the provisions of this chapter, is filed with the Building Inspector for approval by the Planning Director.