

### 19.22.010 Space Requirements Chart

|    |                                             | A                   | R-E                 | R-1                 | R-1A                | R-2                 | R-2A                   | C                  | I                   |
|----|---------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------------|--------------------|---------------------|
| A. | Minimum lot area                            | 5 acres             | 2 acres             | 1 acre              | 3/4 acre            | 1/2 acre            | 12,000 sq. ft.<br>(10) | --                 | --                  |
|    | Minimum lot width, measured at setback line | 200                 | 200                 | 200                 | 150                 | 100                 | 100                    | --                 | --                  |
| B. | Setback principal uses                      |                     |                     |                     |                     |                     |                        |                    |                     |
|    | Front yard                                  | 30(35) <sup>3</sup> | 30(35) <sup>3</sup> | 30(35) <sup>3</sup> | 30(35) <sup>3</sup> | 30(35) <sup>3</sup> | 30(35) <sup>3</sup>    | 20                 | 50                  |
|    | Side yard, interior                         | 15 <sup>3</sup>     | 15                  | 10                  | 10                  | 10                  | 10                     | 0(10) <sup>3</sup> | 0(50) <sup>4</sup>  |
|    | Side yard, street                           | 25(35) <sup>3</sup> | 25(35) <sup>3</sup> | 25(35) <sup>3</sup> | 25(35) <sup>3</sup> | 25(35) <sup>3</sup> | 25(35) <sup>3</sup>    | 20                 | 25(35) <sup>3</sup> |
|    | Rear yard                                   | 30                  | 30                  | 30                  | 30                  | 25                  | 25                     | 0(10) <sup>3</sup> | 0(50) <sup>4</sup>  |
| C. | Setback accessory uses                      |                     |                     |                     |                     |                     |                        |                    |                     |
|    | Front yard                                  | 30(35) <sup>3</sup> | 30(35) <sup>3</sup> | 30(35) <sup>3</sup> | 30(35) <sup>3</sup> | 30(35) <sup>3</sup> | 30(35) <sup>3</sup>    | 20                 | 50                  |
|    | Side yard, interior                         | 10(3) <sup>5</sup>  | 10(3) <sup>5</sup>  | 10(3) <sup>5</sup>  | 10(3) <sup>5</sup>  | 10(3) <sup>5</sup>  | 10(3) <sup>5</sup>     | 0(10) <sup>4</sup> | 0(10) <sup>4</sup>  |
|    | Side yard, street                           |                     | 25(35) <sup>3</sup> | 25(35) <sup>3</sup> | 25(35) <sup>3</sup> | 25(35) <sup>3</sup> | 25(35) <sup>3</sup>    | 20                 | 25(35) <sup>3</sup> |
|    | Rear yard                                   | 1(10) <sup>6</sup>  | 1(10) <sup>6</sup>  | 1(10) <sup>6</sup>  | 1(10) <sup>6</sup>  | 1(10) <sup>6</sup>  | 1(10) <sup>6</sup>     | 1(10) <sup>4</sup> | 1(10) <sup>4</sup>  |
| D. | Height maximum                              |                     |                     |                     |                     |                     |                        |                    |                     |
|    | Principal uses                              | 40                  | 40                  | 40                  | 40                  | 40                  | 40                     | 40                 | 50(70)11            |
|    | Accessory uses                              | 30                  | 30                  | 30                  | 30                  | 20                  | 20                     | 30                 | 30                  |
| E. | Fences and walls maximum height             |                     |                     |                     |                     |                     |                        |                    |                     |

|                                           |       |                      |       |       |       |       |       |       |
|-------------------------------------------|-------|----------------------|-------|-------|-------|-------|-------|-------|
| Front yard, property line to setback line | 4     | 4                    | 4     | 4     | 4     | 4     | 4     | 4     |
| Rear yard                                 | 7(8)* | 7(8)*                | 7(8)* | 7(8)* | 7(8)* | 7(8)* | 7(8)* | 7(8)* |
| Side yard                                 | 7(8)* | 7(8)*                | 7(8)* | 7(8)* | 7(8)* | 7(8)* | 7(8)* | 7(8)* |
| Corner lots                               |       | See NCC 19.24.090(B) |       |       |       |       |       |       |

Notes:

1. In all zones in a platted subdivision, lot width is 100 feet minimum, at setback line, but lot area must be 1/2 acre.
2. All measurements are in feet unless otherwise specified.
3. Greater distance required where yard faces arterial road.
4. Greater distance required where property line is adjacent to residential zone or residential dwelling unit.
5. Lesser distance allowed where accessory building is at least 10 feet behind the rear of main building and not less than 10 feet from any dwelling unit on adjacent property.
6. Greater distance required where rear yard faces side yard of adjacent property.
7. Principal use is defined as a dwelling unit in R-E, R-1 and R-2.
8. 8 foot height allowed for a transparent fence, e.g., chainlink.
9. Conditional use permit required on request of height increase.
10. The average lot size for the entire subdivision phase and portion thereof shall average at least fourteen thousand (14,000) sq. ft.
11. **Greater minimum height allowed if building lot is at a minimum of 300' from a residential zone**

\* Eight-foot (8') height allowed for a transparent fence, e.g., chain link.