

1 13.14.071: BUILDING CORRIDOR:
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3 A. Purpose: The building corridor is a three-dimensional regulation limiting the depth of a new
4 residential construction at the maximum height allowed. (Ord. 2012-23, 10-11-2012)

5 B. Determination: The building corridor of a main structure shall be determined by comparing all
6 ~~only~~ similarly sized lots within four (4) adjacent lots, two (2) on each side of the property in
7 question on the same block face as the subject property.

8 1. Where the subject property is 1.5 acres in size or larger, the determination of the
9 building corridor shall only involve other lots that are 1.5 acres or larger.

10 2. Where the subject property is smaller than 1.5 acres in size, the determination of the
11 building corridor shall only involve other lots that are smaller than 1.5 acres.

12 3. If there are no comparable lots, as applicable, within the comparative building corridor
13 area, the Community Development Director shall determine the appropriate building
14 corridor for a new home, with written findings, based upon what is most compatible with
15 the other existing homes on adjacent lots within the immediate area. (Ord. 2015-02, 2-5-
16 2015)

17 C. Interior Lots: The calculation of the building corridor for any main structure shall be further
18 determined by averaging the depths of each main structure, front to back, on the similarly
19 sized lots as categorized in subsection B of this section.

20 1. For any home(s) built or remodeled pursuant to a building permit issued prior to
21 November 30, 1999, the applicable building corridor shall be calculated at 1.15 times the
22 averaged depth of that home(s).

23 2. For any home(s) built or remodeled pursuant to a building permit issued on or after
24 November 30, 1999, the applicable building corridor shall be calculated at 1.0 times the
25 averaged depth of only that portion of the structure that exceeds twenty feet (20') in
26 height.

27 D. Corner Lots: On corner lots, the building corridor for a main structure shall be calculated as
28 set forth above, except that for any home which was built pursuant to a building permit
29 issued prior to November 30, 1999, the applicable building corridor shall be calculated at 1.2
30 times the averaged depth of that home(s).

31 E. Implementation: Application of the calculated building corridor depth shall be implemented by
32 beginning from the determined front setback line as described in subsection [13.14.054D](#) of
33 this chapter.

34 F. Transition: The building corridor shall be extended by a one to one (1:1) slope from the
35 maximum height allowed in subsection [13.14.070B1a](#), chart [13.14.070](#) of this chapter down
36 to the height limitation as outlined in subsection G of this section.

G. Height Limitation: On public streets, private roads or private lanes as defined in [chapter 13.04](#) of this title, any portion of a main building/structure extending behind the building corridor area shall not exceed twenty feet (20') in height.

H. Slope: On property where the slope of the original ground surface exceeds fifteen percent (15%), the maximum height of any main structure shall not exceed thirty feet (30'). The slope shall be determined using a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box encircling the foundation line of the building or structure. Said box shall extend for a distance of fifteen feet (15') or to the property line, whichever is less, around the foundation line of the building or structure. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet (2').

I. Required: No dwelling unit shall contain less than one story. (Ord. 2012-23, 10-11-2012)