

Chapter 26

HEIGHT AND AREA REGULATIONS AND EXCEPTIONS

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26.01 Statement of Intent

The regulations and requirements relating to the height of buildings and structures and the area of lots and yards shall be subject to the following exceptions and additional regulations set forth in this chapter.

26.02 Height and Yard Requirements – Public or Semi-Public Buildings

Public or semi-public buildings, permitted by special use permits, such as hospitals, churches and schools, either public or private, may be erected to a height not exceeding seventy-five (75) feet. Such structures shall be setback from all property lines a distance equal to or greater than its height.

26.03 Yard Exceptions – Platted Setback Lines

Where a setback line for a front yard, side yard or rear yard is established on any plat approved by the City, which platted setback is more restrictive than the yard requirements set forth in this title, such setbacks shall control. Building permits shall not be issued for any building or structure outside of such platted setback.

26.04 Yard Exceptions – Residential Districts; Front Yards

In residential districts where lots comprising forty (40) percent or more of the frontage on the same side of a street between two (2) intersecting streets (excluding reverse corner lots) are developed with buildings having front yards with a variation of not more than ten (10) feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire block; provided, however, that where a recorded plat has been filed showing a setback line which otherwise complies with the requirements of this title, but which is less than the established setback for the block as provided herein, such setback line shall control.

26.05 Yard Exceptions – Required Yards

Every part of a required yard shall be open from its lowest point to the sky unobstructed.

26.06 Yard Exceptions – Sight Distance on Corner Lots

All corner lots shall provide [sight distance triangles](#), measured along the edge of the pavement, The intersection sight distance should be sufficient to permit a vehicle on the minor leg of the intersection to cross the traveled way without requiring the approaching through traffic to slow down. To allow this, an area free of visual obstruction is required at every corner of an intersection. This area is known as the sight triangle.

All corner lots within the City limits shall, at a minimum, have a sight triangle from a point twenty-five (25) feet along the minor roadway, as measured from the edge of the curb line of the intersecting major roadway, to a point consistent with the table below along the major roadway. Such an area shall be and remain free of visual obstructions higher than two (2) feet above the roadway surface.

REQUIRED SIGHT DISTANCES ON THE MAJOR ROADWAY
(Measured in feet from the edge of the Minor Roadway curb line)

| Major Road Type | Clear Distance Required |
|-----------------|-------------------------|
| Arterial | 215 |
| Collector | 170 |
| Residential | 130 |

Such area shall be and remain free of shrubbery, fences or other obstructions to vision more than two (2) feet in height measured above the edge of the street pavement at a point nearest the obstruction.

26.07 Yard Exceptions – Front Yards in Commercial and Industrial Districts

Where buildings or structures located in the same block on the same side of a street have provided front yards of greater or lesser depth than required by the district regulations, the City may require a similar setback for new buildings or structures constructed hereafter.