APPENDIX 5: ILLUSTRATIONS

The following illustrations are designed to provide a visual explanation to selected Sections of this Ordinance. If any illustration appears to be in conflict with this Ordinance, the text within this Ordinance shall rule. Below is a list of each illustration that appears in this Appendix and the Section of this Ordinance that it illustrates.

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MEASUREMENT OF BUILDING HEIGHT

- Calculate average grade from Point #1 to Point #2
  \[ \text{Average Grade} = \frac{515' + 535'}{2} = 525' \]
• Enclose the lot in the smallest possible rectangle.
• Draw a perpendicular bisector through the rectangle.
• The lot depth is measured along the perpendicular bisector.

Measurement of Lot Depth

No Scale
STREET CLASSIFICATIONS

MINOR THOROUGHFARE

SUBCOLLECTOR

LOCAL

LOCAL

SUBCOLLECTOR

MINOR THOROUGHFARE

STUB STREETS WITH
TEMPORARY TURNAROUNDS
- CAN BE USED IN ANY DISTRICT PERMITTING SINGLE FAMILY USES.
- TRACT MUST CONTAIN TEN (10) OR MORE CONTIGUOUS LOTS SERVED WITH PUBLIC SEWER.
- ILLUSTRATION BASED ON RS-12 ZONING.

ZERO SIDE SETBACK
- Single family lots with public sewer.
- Illustration based on RS-12 zoning.
- Note to be placed on plat "Lots 2 & 3 have been reduced in area in accordance with section___ of the city development ordinance. All other dimensional requirements of the ordinance shall apply."

Lots adjoining public open space
IN THIS ILLUSTRATION ALL BUILDINGS ARE 2-STORY.
REFER TO ARTICLE IV OF THIS ORDINANCE TO DETERMINE YARD SPACE TRIANGLES.

YARD SPACE TRIANGLES
• No encroachment in shaded areas.
• The height of all accessory structures and buildings shall conform to the dimensional requirements of the principal building.
• Residential illustration applies only to single family detached dwellings, two-family dwellings, family care facilities, and boarding and rooming houses.

Accessory buildings and structures
ILLUSTRATION BASED ON RS-12 ZONING AND LOCAL STREET

STRUCTURE ENCROACHMENTS INTO REQUIRED SETBACKS
This lot not permitted. Flag portion of lot must be behind a conventional lot, not behind a flag lot.

Flagpole—(Min. Width 20 feet)

Min. lot size shall be 9,000 square feet. For lots located in the Watershed Critical Area Tier 2 without public sewer, the minimum lot size shall be 5 acres and the maximum shall be 10 acres.

*The shaded area is the only part of the lot used to calculate area, width, depth, coverage, and setbacks of the lot.

Flagpole—Max. Length 300 feet

Conventional Lot

Fire Hydrant Max. 500 feet—Total Dotted Line Length

PUBLIC OR PRIVATE STREET

R/W

R/W

FLAG LOT

A-5.11 No Scale
SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT

*OPEN SPACE/COMMON AREA COULD
BE FLOODPLAIN AREAS, RECREATIONAL AREAS, BUFFER
AREA FROM HIGHWAY OR INCOMPATIBLE USE.
*ILLUSTRATION BASED ON RS-12 ZONING.

PORTION OF
CONVENTIONAL SINGLE FAMILY DETACHED SUBDIVISION
- 5 ACRES
- 14 LOTS
- 12,000 S.F. MINIMUM LOT SIZE

PORTION OF
CLUSTER DEVELOPMENT SINGLE FAMILY DETACHED SUBDIVISION
- 5 ACRES
- 14 LOTS
- 7,000 S.F. MINIMUM LOT SIZE
- MINIMUM OPEN SPACE/COMMON AREA: 15% OF TOTAL TRACT

OPEN SPACE COMMOM AREA
* BASED ON RS-12 ZONING.
* AN ACCESSORY DWELLING UNIT WITHIN PRINCIPAL BUILDING SHALL BE A MINIMUM OF 250 S.F. AND A MAXIMUM OF 25% OF THE HEATED FLOOR AREA OF PRINCIPAL BUILDING.
* SEE ARTICLE V FOR ADDITIONAL REQUIREMENTS.
- If the manufactured dwelling space is served with an on-site individual septic tank system, the space shall meet county health department minimum lot size standards.
- All stands shall be a minimum size of 13' x 60'.
- All patios shall be a minimum size of 240 S.F.
- Space size minimum 5,000 S.F.

Typical manufactured dwelling space
APPLICATION OF LANDSCAPING REQUIREMENTS
* PLANTS ARE SHOWN AT MATURE GROWTH.
STREET PLANTING YARD

- 8' MINIMUM WIDTH, 25' MAXIMUM WIDTH
- PLANTINGS: 2 CANOPY TREES PER 100'
  17 SHRUBS PER 100'

R\W
TYPE A PLANTING YARD

- 40' MINIMUM WIDTH, 75' MAXIMUM WIDTH
- PLANTINGS: 4 CANOPY TREES PER 100'
  10 UNDERSTORY TREES PER 100'
  33 SHRUBS PER 100'

TYPE B PLANTING YARD

- 25' MINIMUM WIDTH, 50' MAXIMUM WIDTH
- PLANTINGS: 3 CANOPY TREES PER 100'
  5 UNDERSTORY TREES PER 100'
  25 SHRUBS PER 100'
TYPE C PLANTING YARD

- 15' minimum width, 40' maximum width
- Plantings: 2 canopy trees per 100', 3 understory trees per 100', 17 shrubs per 100'

TYPE D PLANTING YARD

- Plantings: 2 understory trees per 100', 18 shrubs per 100'
PARKING LOT PLANTINGS

- 1 CANOPY TREE PER 12 PARKING SPACES.
- REQUIRED CANOPY TREE AREA SHALL BE DISTRIBUTED THROUGHOUT.
  THE ILLUSTRATION ABOVE CONTAINS EXAMPLES OF POSSIBLE ARRANGEMENTS.

A-5.19
PARKING IN RESIDENTIAL DISTRICTS

- Maximum extension of parking for a non-residential use in a residential district shall be 120', 400' (See shaded area) if approved by a special use permit.

- Parking may extend no closer than 150' to any street upon which the principal use would not be permitted driveway access.
Special Flood Hazard Area

- Floodway boundary
- 1% annual chance flood boundary (Zone AE)
- 0.2% annual chance flood boundary

No structures or filling permitted in the floodway.

Structures located in the 1% annual chance flood boundary must have their lowest floor elevated to the regulatory flood protection elevation.

The area located within the 1% annual chance future conditions flood hazard area is regulated by the Flood Damage Prevention Section of the Ordinance.

SPECIAL FLOOD HAZARD AREA BOUNDARIES
• PERMITTED ONLY IN AGRICULTURAL DISTRICT.
• MAXIMUM 5,000 S.F. BUILDING(S) COVERAGE
• ANYTHING ASSOCIATED WITH A RURAL FAMILY OCCUPATION, EXCLUDING ACCESS, SHALL BE 100’ FROM ALL PROPERTY LINES.
• SEE SECTION 30-5-2 FOR ADDITIONAL DEVELOPMENT STANDARDS.
• MINIMUM LOT SIZE 2 ACRES.

RURAL FAMILY OCCUPATION
FENCE OR WALL HEIGHT FOR RESIDENTIAL USES

IF CORNER LOT, ALSO SEE CORNER VISIBILITY REGULATIONS

A-5.23
SEE COLUMN HEADINGS OF TABLE 5-3-2 FOR MEANINGS OF LETTERS.
PROPERTY SEPARATION AND USE SEPARATION
DRAINAGEWAY AND OPEN SPACE DEDICATION

1" = 100'

MAX. 1,000' BETWEEN STREET ACCESS POINTS

UNREQUERED, "EXTRA" ACCESS (TRC MAY APPROVE WITH WIDTH LESS THAN 60')

MIN. 50' R. TO Q

SMALLER TRIBUTARY STREAM (50' & 200' MINIMUMS DO NOT APPLY)

LLOTS

STREAM Q

MIN. AVERAGE WIDTH 200'

R/W

LLOTS

LLOTS
CALCULATION OF SIGN AREA AND HEIGHT

- Calculate area of smallest square, circle, rectangle, or combination thereof, that can encompass the sign face.
TYPES OF SIGNS

*ILLUSTRATION FOR SIGN TYPES ONLY, NOT AN ILLUSTRATION OF CONFORMING USES.
Property with two freestanding signs adjacent to property with one sign

Two properties with two freestanding signs adjacent to each other
PROTEST PETITION 100-FOOT WIDE BUFFER ("BASE AREA")

AREA TO BE REZONED

100' Buffer

60' ROW

110' ROW