

PART II - CODE OF ORDINANCES

Chapter 29 UNIFIED DEVELOPMENT CODE

Standard	IG	A	O
Lots			
Minimum Lot Area (ac.)		2.5	2.5
Minimum Lot Area For Private Open Space (sq. ft.)			7,000
Minimum Lot Width at Building Line (ft.)		60	60
Minimum Setbacks (ft.)			
Front Yard	25	25	25
Side Yard - General	0	25	25
Side Yard - Adjacent to R District	20		
Rear Yard - General	10	25	25
Rear Yard - Adjacent to R District	20		
Maximum Height (ft.)			
Primary Building See also section 29-4.7 Neighborhood Protection Standards		35	35

(b) *Special dimensional standards or measurements.*

(1) *Median front yard for multiple lots.*

- (i) In the R-1, R-2, and R-MF districts, where the nearest lots on either side of a residential lot have been developed with residential structures, the median of the front yards of such residential buildings shall establish the minimum front yard depth for the subject lot. In no case shall the setback be less than the minimum setback established in Table 4.1-3 unless a reduction is approved by the board.
- (ii) Where a recorded plat has been filed showing a setback line that otherwise complies with the requirements of this chapter, but is less than the established setback for the block as provided above, the setback line shown on the plat shall apply.

(2) **Solar orientation density bonus.**

- (i) A subdivision in the R-1 or R-2 districts in which at least seventy-five (75) percent of lots are created on blocks where the longer dimension of the block is oriented within fifteen (15) degrees of true east-west in order to increase potential solar gain, the maximum number of single-family or two-family lots permitted on the parcel under Table 4.3-1 shall be

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increased by ten (10) percent above the number of lots permitted, and the minimum size and width of each lot shall be reduced by fifteen (15) percent below the minimum lot size and width required if the streets had not been so aligned.

- (ii) In a subdivision that meets the requirements for application of the solar orientation density bonus, the minimum lot size and lot width in the R-1 or R-2 districts shall be adjusted to allow the parcel to contain ten (10) percent more lots greater than if the streets had not been so aligned.
- (3) **Rural cluster density bonus.**
 - (i) A subdivision in the R-1 or R-2 districts that preserves at least fifty (50) percent of the gross land area of the parcel in open space protected from future development shall be allowed to include ten (10) percent more residential lots than if such land had not been designated for protection.
 - (ii) In order to earn a density bonus, the lands protected from development shall meet the following requirements:
 - (A) The calculation of protected open space shall not include any lands designated as floodway or flood fringe in the FP-O floodplain overlay;
 - (B) The protected lands shall include any lands designated as sensitive lands on the land analysis map required by section 29-5.1(b) to the greatest degree practicable;
 - (C) The protected lands shall be designed to be contiguous to any protected lands on adjacent subdivided lands to the greatest degree practicable;
 - (D) The applicant shall record in the real property records of Boone County a restrictive covenant, in a form acceptable to the city counselor, or designee, preventing future development of the protected lands in perpetuity, and demonstrating that a homeowners association or other entity has accepted responsibility for maintenance and management of the protected lands and has legal authority to collect funds from homeowners or others adequate to pay the expenses of such maintenance and management.
 - (iii) In a clustered subdivision that meets the requirements for application of the rural cluster density bonus, the minimum lot size and lot width in the R-1 or R-2 districts shall be adjusted to allow the parcel to contain ten (10) percent more lots greater than if fifty (50) percent of the gross land area had not been protected from development.
 - (iv) The rural cluster density bonus may be combined with the solar access density bonus in section 29-4.1(b)(2).
- (4) **Rear yards.**
 - (i) No rear yard shall be required in any nonresidential district on any lot of which the rear lot line adjoins a railway right-of-way or which has a rear railway track connection.
 - (ii) In computing the depth of a rear yard for any building where such yard abuts an alley, one-half of such alley may be assumed to be a portion of the rear yard.
 - (iii) The standards in subsections (i) and (ii) do not apply in the M-DT district (section 29-4.2), which has separate provisions for measuring building rear setbacks.
- (5) **Official major roadway plan.** The major roadway plan shall be prepared by CATSO and submitted to the commission for recommendation and adoption by the council. Once a major roadway plan has been adopted by council, where a line on the major roadway plan (MRP) indicates that street widening has been planned right-of-way shall be reserved for future widening or opening of a street upon which a lot abuts, and the depth or width of a yard shall be measured from the MRP line to the nearest line of the building. The board may vary the setback