

ORDINANCE NO. 887
AN ORDINANCE AMENDING TITLE 18, CHAPTER 18.15, SECTION 18.15.030 AND 18.15.050 AS WELL AS TITLE 18, CHAPTER 18.18, SECTION 18.18.030 AND 18.18.050, AS WELL CHAPTER 18.21, SECTION 18.21.030 AND 18.21.050, AS WELL CHAPTER 18.24, SECTION 18.24.030 AND 18.24.050, AS WELL CHAPTER 18.27, SECTION 18.27.030 AND 18.27.050, AS WELL CHAPTER 18.06, SECTION 18.06.070 OF THE TOWN OF SARATOGA MUNICIPAL CODE CONCERNING ACCESSORY USES, AND ACCESSORY BUILDING SETBACKS, HEIGHTS AND PLACEMENT REQUIREMENTS IN RESIDENTIAL ZONING DISTRICTS WITHIN SARATOGA, AS WELL AS THE CLARIFICATION OF SETBACK DEFINITIONS AND ALLOWING A SETBACK REDUCTION FOR PRIMARY DWELLINGS BUILT PRIOR TO THE ESTABLISHMENT OF ZONING REGULATIONS IN SARATOGA AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, The Town Council as well as the Mayor of the Town of Saratoga, has determined that in the best interest of its residents that the above mentioned Town Code Section(s) be amended.

WHEREAS, The Town of Saratoga Planning Commission has held a public hearing on July 8th 2025, made findings, developed the proposed changes and recommended said changes to the Saratoga Town Council.

WHEREAS, The Town Council wishes to alter, as well as clarify the requirements for the placement of accessory buildings within the residential districts of the community.

WHEREAS, The Town Council wishes to clarify the parameters of setback requirements and further clarify the definition(s) of certain words as they pertain to setbacks.

WHEREAS, The Town Council wished to provide relief to existing structures built prior to the establishment of zoning regulations, by way of a setback reduction.

WHEREAS, The Town Council as well as the Mayor of the Town of Saratoga, finds it appropriate and necessary to amend the current zoning ordinances to create a building envelope that better suits the needs of Saratoga’s residents.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Saratoga, Carbon County, Wyoming.

SECTION 1: That Title 18, Chapter 18.15 RD14000 Single Family Residential District, Section 18.15.030 “*Accessory Uses*” and Section 18.15.050 “*Property development standards*” shall be amended to read:

§ 18.15.030. Accessory Uses and Structures

The following buildings, structures and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Accessory Uses and Structures:
 - A. Home Occupations as stated in section 18.06.090
 - B. Signs as stated in section 18.63
 - C. Pools as stated in section 18.60.010
 - D. Accessory Buildings
 - i. Private Garage
 - ii. Storage Shed
 - iii. Chicken coup as stated in section 18.42.150
 - iv. Recreation room (i.e. craft room, billiard hall, game room, woodworking studio)

- v. Playhouse
- vi. Greenhouse

E. Requirements for accessory buildings:

- a. 25 percent of the area of the combined side yard and rear yard shall be the maximum allowed coverage for accessory buildings. This limit does not change based on the placement location of the accessory buildings.
- b. No accessory building shall be constructed within five feet of any rear lot line.
- c. Nothing contained in this section shall prevent the construction of a private garage as a structural part of a main dwelling; provided, that when so constructed, the exterior garage walls shall be regarded as the walls of the main dwelling in applying the front, rear and side yard regulations of this title.
 - a) For the purposes of this section structural means:
 - i. The main building and garage share at least 15 feet of roof line as well as 15 feet of a common wall.
 - ii. Garage must be capable of being entered from inside the main building.
- d. Required accessory buildings and uses shall be on the same lot with the main building or buildings or on an immediately adjacent lot in the same ownership.
 - a) Immediately adjacent means the two parcels share a common lot line. Two parcels touching at the corner are not considered adjacent.
- e. No required accessory parking area or off-street truck loading space shall be encroached upon by buildings, open storage or any other use.
- f. Accessory buildings must maintain separation from existing buildings as required by the most current international residential code. (IRC) as amended by the international code council.

§ 18.15.050. Property Development Standards

A. Lot and Yard Requirements.

| | Min. Lot Area (sq. ft.) | Min. Lot Width (feet)*,** | Min. Corner Lot Width,** (feet) | Min. Lot Depth (feet)*,** |
|----------|----------------------------|------------------------------|---------------------------------------|---------------------------------|
| RD 14000 | 14000 | 80 | 95 | 120 |

* If adjacent to a street other than a local street; or if adjacent to a retail, highway business or industrial district, the lot width when adjacent on the side shall be increased fifteen and the lot depth when the rear lot line is adjacent, shall be increased 20 feet.

** In order to achieve the minimum lot size, a greater than minimum lot dimension may need to be used in conjunction with a minimum lot dimension. The minimum lot dimensions are designed to establish minimum frontages and district density.

- a. i.e. If a lot has a minimum width of 80 feet, it will need to have a lot depth of at least 175 feet to meet the minimum lot area requirements for the RD14000 district.
- b. i.e. If a lot has a minimum depth of 120 feet, it will need to have a lot width of at least 117 feet to meet the minimum lot area requirements for the RD14000 district.
- c. i.e. If a corner lot has a minimum width of 95 feet, it will need to have a lot depth of at least 148 feet to meet the minimum lot area requirements for the RD14000 district.

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B. Minimum Yards. Each residential lot in RD14000 shall have front, side and rear yards of not less than the depth and width indicated below:

1. Main Building. Setbacks are applicable to structures and portions thereof as defined in 18.06.070 “Building Setback Line”. Primary building setbacks have a 20 percent reduction for primary dwellings constructed prior to 1980 rounded down to the nearest foot.
 - a. Front yard setback, 30 feet;
 - b. Side yard setback, 10 feet;
 - i. On a corner lot the side yard abutting the street shall be not less than 20 feet in width.
 - c. Rear yard setback, 25 feet.
 - i. Measurement of the rear yard setback shall be from the foundation to the centerline of the alley where such alley exists. If no alley exists the measurement will be taken from the foundation to the rear property line.
2. Accessory Buildings. Max Building Height 25 ft. Setbacks are applicable to structures and portions thereof as defined in 18.060.070 “Building Setback Line.”
 - a. Front yard setback,;
 - i. If the accessory building is located within the front yard the setback is 40 ft.
 - ii. If the accessory building is located within the rear yard or side yard the setback is 30ft minimum.
 - b. Side yard setback,
 - i. One foot for every two feet of building height with a minimum of 5 feet. Building height is measured from grade level to the top of the wall.
 - ii. On a corner lot the side yard abutting the street shall be not less than 20ft.
 - c. Rear yard setback,
 - i. One foot for every two feet of building height with a minimum of five feet. Building height is measured from grade level to the top of the wall.
 - ii. If the prevailing yard pattern dictates so through lots may be required to have a rear yard setback congruent with the front yard setback of the main building. See 18.06.51 “yards”
 - d. Shipping containers are not allowed within side yards or front yards of residentially zoned properties. They must cover no more than 20 percent of the rear yard and be no more than 10ft tall. They must meet required side yard and rear yard setbacks as listed in this section.

C. All structures in the RD 14000 district shall comply with the requirements of Section 18.42.050. regarding projections into required yards of residential buildings.

SECTION 2: That Title 18, Chapter 18.18 RD7200 Single Family Residential District, Section 18.18.030 “*Accessory Uses*” and Section 18.18.050 “*Property development standards*” shall be amended to read:

§ 18.18.030. Accessory Uses and Structures

The following buildings, structures and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Accessory Uses and Structures:
 - A. Home Occupations as stated in section 18.06.090
 - B. Signs as stated in section 18.63

C. Pools as stated in section 18.60.010

D. Accessory Buildings

- i. Private Garage
- ii. Storage Shed
- iii. Chicken coup as stated in section 18.42.150
- iv. Recreation room (i.e. craft room, billiard hall, game room, woodworking studio)
- v. Playhouse
- vi. Greenhouse

E. Requirements for accessory buildings:

- 1. 25 percent of the area of the combined side yard and rear yard shall be the maximum allowed coverage for accessory buildings. This limit does not change based on the placement location of the accessory buildings.
- 2. No accessory building shall be constructed within five feet of any rear lot line.
- 3. Nothing contained in this section shall prevent the construction of a private garage as a structural part of a main dwelling; provided, that when so constructed, the exterior garage walls shall be regarded as the walls of the main dwelling in applying the front, rear and side yard regulations of this title.
 - a. For the purposes of this section structural means:
 - i. The main building and garage share at least 15 feet of roof line as well as 15 feet of a common wall.
 - ii. Garage must be capable of being entered from inside the main building.
- 4. Garage must be capable of being entered from inside the main building. Required accessory buildings and uses shall be on the same lot with the main building or buildings or on an immediately adjacent lot in the same ownership.
 - a) Immediately adjacent means the two parcels share a common lot line. Two parcels touching at the corner are not considered adjacent
- 5. No required accessory parking area or off-street truck loading space shall be encroached upon by buildings, open storage or any other use.
- 6. Accessory buildings must maintain separation from existing buildings as required by the most current international residential code. (IRC) as amended by the international code council.

§ 18.18.050. Property Development Standards

A. Lot and Yard Requirements.

| | Min. Lot Area (sq. ft.) | Min. Lot Width (feet)*,** | Min. Corner Lot Width **, ** | Min. Lot Depth (feet)*,** |
|---------|----------------------------|------------------------------|---------------------------------|---------------------------------|
| RD 7200 | 7200 | 60 | 75 | 100 |

* If adjacent to a street other than a local street; or if adjacent to a retail, highway business or industrial district, the lot width when adjacent on the side shall be increased fifteen feet and the lot depth when the rear lot line is adjacent, shall be increased 20 feet.

** In order to achieve the minimum lot size, a greater than minimum lot dimension may need to be used in conjunction with a minimum lot dimension. The minimum lot dimensions are designed to establish minimum frontages and district density.

- a. i.e. If a lot has a minimum width of 60 feet, it will need to have a lot depth of at least 120 feet to meet the minimum lot area requirements for the RD7200 district.
- b. i.e. If a lot has a minimum depth of 100 feet, it will need to have a lot width of at least 72 feet to meet the minimum lot area requirements for the RD7200 district.

B. Minimum Yards. Each residential lot shall have front, side and rear yards of not less than the depth and width indicated below. The setback for main and accessory buildings are measured from the property line:

1. Main Building. Setbacks are applicable to structures and portions there of as defined in 18.06.070 “Building Setback Line”. Primary building setbacks have a 20 percent reduction for dwellings constructed prior to 1980 rounded down to the nearest foot.

- a. Front yard setback, 20 feet;
- b. Side yard setback, eight feet;
- i. On a corner lot the side yard abutting the street shall be not less than 15ft in width.
- c. Rear yard setback, 20-five feet.
 - i. Measurement of the rear yard setback shall be from the foundation to the centerline of the alley where such alley exists. If no alley exists the measurement will be taken from the foundation to the rear property line.

2. Accessory Buildings. Max Building Height 25 ft. Setbacks are applicable to structures and portions there of as defined in 18.060.070 “Building Setback Line.”

- a. Front yard setback,
 - i. If the accessory building is located within the front yard the setback is 30 ft.
 - ii. If the accessory building is located within the rear yard or side yard the setback is 20ft minimum.
- b. Side yard setback,
 - i. One foot for every two feet of building height with a minimum of five feet. Building height is measured from grade level to the top of the wall
 - ii. On a corner lot the side yard abutting the street shall be not less than 15 feet in width.
- c. Rear yard setback,
 - i. One foot for every two feet of building height with a minimum of five feet. Building height is measured from grade level to the top of the wall.
 - ii. If the prevailing yard pattern dictates so through lots may be required to have a rear yard setback congruent with the front yard setback of the main building. See 18.06.51 “yards”
- d. Shipping containers are not allowed within side yards or front yards of residentially zoned properties. They must cover no more than 20 percent of the rear yard and be no more than 10ft tall. They must meet required side yard and rear yard setbacks as listed in this section.

C. All structures in the RD 7200 district shall comply with the requirements of Section 18.42.050. regarding projections into required yards of residential buildings.

SECTION 3: That Title 18, Chapter 18.21 RD6000 Medium Residential District, Section 18.21.030 “*Accessory Uses*” and Section 18.21.050 “*Property development standards*” shall be amended to read:

§ 18.21.030. Accessory Uses and Structures

The following buildings, structures and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Accessory Uses and Structures:

A. Home Occupations as stated in section 18.06.090

B. Signs as stated in section 18.63

C. Pools as stated in section 18.60.010

D. Accessory Buildings

- i. Private Garage
- ii. Storage Shed
- iii. Chicken coup as stated in section 18.42.150
- iv. Recreation room (i.e. craft room, billiard hall, game room, woodworking studio)
- v. Playhouse
- vi. Greenhouse
- vii. Accessory dwelling unit

E. Requirements for accessory buildings:

- 1. 25 percent of the area of the combined side yard and rear yard shall be the maximum allowed coverage for accessory buildings. This limit does not change based on the placement location of the accessory buildings.
- 2. No accessory building shall be constructed within five feet of any rear lot line.
- 3. Nothing contained in this section shall prevent the construction of a private garage as a structural part of a main dwelling; provided, that when so constructed, the exterior garage walls shall be regarded as the walls of the main dwelling in applying the front, rear and side yard regulations of this title.
 - a) For the purposes of this section structural means:
 - i. The main building and garage share at least 15 feet of roof line as well as 15 feet of a common wall.
 - ii. Garage must be capable of being entered from inside the main building.
- 4. Required accessory buildings and uses shall be on the same lot with the main building or buildings or on an immediately adjacent lot in the same ownership.
 - i. Immediately adjacent means the two parcels share a common lot line. Two parcels touching at the corner are not considered adjacent.
- 5. No required accessory parking area or off-street truck loading space shall be encroached upon by buildings, open storage or any other use.
- 6. Accessory buildings must maintain separation from existing buildings as required by the most current International Residential Code. (IRC) as amended by the International Code Council.

§ 18.21.050. Property Development Standards

A. Lot and Yard Requirements.

| | Min. Lot Area (sq. ft.) | Min. Lot Width* (feet) | Min. Corner Lot Width* (feet) | Min. Lot Depth (feet)* |
|---------|----------------------------|---------------------------|----------------------------------|---------------------------|
| RD 6000 | 6000 | 60 | 75 | 100 |

* If adjacent to a street other than a local street; or if adjacent to a retail, highway business or industrial district, the lot width when adjacent on the side shall be increased fifteen feet and the lot depth when the rear lot line is adjacent, shall be increased 20 feet.

B. Minimum Yards. Each residential lot shall have front, side and rear yards of not less than the depth and width indicated below. The setback for main and accessory buildings are measured from the property line:

- 1. Main Building. Setbacks are applicable to structures and portions thereof as defined in 18.06.070 “Building Setback Line”. Setbacks have a 20 percent reduction for dwellings constructed prior to 1980.
 - a. Front yard setback, 20 feet;
 - b. Side yard setback, eight feet;
 - i. On a corner lot the side yard abutting the street shall be not less than

- fifteen feet in width.
 - ii. If abutting an RD 14000 or RD 7200 district, the setback from the line acting as the district boundary shall be not less than 30 feet.
 - c. Rear yard setback, 20-five feet.
 - i. If abutting an RD 14000 or RD 7200 district, the setback from the line acting as the district boundary shall be not less than 30 feet.
 - ii. Measurement of the rear yard setback shall be from the foundation to the centerline of the alley where such alley exists. If no alley exists the measurement will be taken from the foundation to the rear property line.
 2. Accessory Buildings. Max Building Height 25ft. Setbacks are applicable to structures and portions there of as defined in 18.060.070 "Building Setback Line."
 - a. Front yard setback,
 - i. If the accessory building is located within the front yard the setback is 30 ft.
 - ii. If the accessory building is located within the rear yard or side yard the setback is 20ft minimum.
 - b. Side yard setback,
 - i. One foot for every two feet of building height with a minimum of five feet. Building height is measured from grade level to the top of the wall.
 - ii. On a corner lot the side yard abutting the street shall be no less than fifteen feet in width.
 - c. Rear yard setback,
 - i. One foot for every 2 feet of building height with a minimum of 5 feet. Building height is measured from grade level to the top of the wall.
 - ii. If the prevailing yard pattern dictates so through lots may be required to have a rear yard setback congruent with the front yard setback of the main building. See 18.06.51 "yards"
 - d. Shipping containers are not allowed within side yards or front yards of residentially zoned properties. They must cover no more than 20 percent of the rear yard and be no more than 10ft tall. They must meet required side yard and rear yard setbacks as listed in this section.
 - 2.050. regarding projections into required yards of residential buildings.

All structures in the RD 6000 district shall comply with the requirements of Section

SECTION 4: That Title 18, Chapter 18.24 RD9000 Medium Residential District, Section 18.24.030 “*Accessory Uses*” and Section 18.24.050 “*Property development standards*” shall be amended to read:

§ 18.24.030. Accessory Uses and Structures

The following buildings, structures and uses are permitted when clearly incidental and accessory to the primary permitted use:

1. Accessory Uses and Structures:
 - A. Home Occupations as stated in section 18.06.090
 - B. Signs as stated in section 18.63
 - C. Pools as stated in section 18.60.010
 - D. Accessory Buildings
 - i. Private Garage
 - ii. Storage Shed

- iii. Chicken coup as stated in section 18.42.150
- iv. Recreation room (i.e. craft room, billiard hall, game room, woodworking studio)
- v. Playhouse
- vi. Greenhouse
- vii. Accessory dwelling unit

E. Requirements for accessory buildings:

- 1. 25 percent of the area of the combined side yard and rear yard shall be the maximum allowed coverage for accessory buildings. This limit does not change based on the placement location of the accessory buildings.
- 2. No accessory building shall be constructed within five feet of any rear lot line.
- 3. Nothing contained in this section shall prevent the construction of a private garage as a structural part of a main dwelling; provided, that when so constructed, the exterior garage walls shall be regarded as the walls of the main dwelling in applying the front, rear and side yard regulations of this title.
 - a) For the purposes of this section structural means:
 - i. The main building and garage share at least 15 feet of roof line as well as 15 feet of a common wall.
 - ii. Garage must be capable of being entered from inside the main building.
- 4. Required accessory buildings and uses shall be on the same lot with the main building or buildings or on an immediately adjacent lot in the same ownership.
 - a) Immediately adjacent means the two parcels share a common lot line. Two parcels touching at the corner are not considered adjacent.
- 5. No required accessory parking area or off-street truck loading space shall be encroached upon by buildings, open storage or any other use.
- 6. Accessory buildings must maintain separation from existing buildings as required by the most current Internation Residential Code. (IRC) as amended by the International Code Council.

§ 18.24.050. Property Development Standards

A. Lot and Yard Requirements.

| | Min. Lot Area (sq. ft.) | Min. Lot Width *,** (feet) | Min. Corner Lot Width*,** (feet) | Min. Lot Depth (feet)*,** |
|---------|----------------------------|-------------------------------|-------------------------------------|------------------------------|
| RD 9000 | 9000 | 60 | 75 | 100 |

* If adjacent to a street other than a local street; or if adjacent to a retail, highway business or industrial district, the lot width when adjacent on the side shall be increased fifteen feet and the lot depth when the rear lot line is adjacent, shall be increased 20 feet.

** In order to achieve the minimum lot size, a greater than minimum lot dimension may need to be used in conjunction with a minimum lot dimension. The minimum lot dimensions are designed to establish minimum frontages and district density.

- a. i.e. If a lot has a minimum width of 60 feet, it will need to have a lot depth of at least 150 feet to meet the minimum lot area requirements for the RD9000 district.
- b. i.e. If a lot has a minimum depth of 100 feet, it will need to have a lot width of at least 90 feet to meet the minimum lot area requirements for the RD9000 district.
- c. i.e. If a corner lot has a minimum width of 75 feet, it will need to have a lot depth of at least 120 feet to meet the minimum lot area requirements for the RD9000 district.

B. Minimum Yards. Each residential lot shall have front, side and rear yards of not less than the depth and width indicated below. The setback for main and accessory buildings are measured from the property line:

- 1. Main Building. Setbacks are applicable to structures and portions there of as defined in

18.06.070 “Building Setback Line”. Setbacks have a 20 percent reduction for dwellings constructed prior to 1980.

- a. Front yard setback, 20 feet;
- b. Side yard setback
 - i. On a corner lot the side yard abutting the street shall be not less than fifteen feet in width.
 - ii. If abutting an RD 14000 or RD 7200 district, the setback from the line acting as the district boundary shall be not less than 30 feet.
 - iii. One foot for each two feet of building height but not less than eight feet
- c. Rear yard setback, 20-five feet.
 - i. One foot for each two feet of building height but not less than eight feet
 - ii. If abutting an RD 14000 or RD 7200 district, the setback from the line acting as the district boundary shall be not less than 30 feet.
 - iii. Measurement of the rear yard setback shall be from the foundation to the centerline of the alley where such alley exists. If no alley exists the measurement will be taken from the foundation to the rear property line.

2. Accessory Buildings. Max Building Height 18 ft. Setbacks are applicable to structures and portions thereof as defined in 18.060.070 “Building Setback Line.”

- a. Front yard setback,
 - i. If the accessory building is located within the front yard the setback is 30 ft.
 - ii. If the accessory building is located within the rear yard or side yard the setback is 20ft minimum.
- b. Side yard setback,
 - i. One foot for every two feet of building height with a minimum of five feet. Building height is measured from grade level to the top of the wall.
 - ii. On a corner lot the side yard abutting the street shall be no less than 15 in width.
- c. Rear yard setback,
 - i. One foot for every two feet of building height with a minimum of five feet. Building height is measured from grade level to the top of the wall.
 - ii. If the prevailing yard pattern dictates so through lots may be required to have a rear yard setback congruent with the front yard setback of the main building. See 18.06.51 “yards”
- d. Shipping containers are not allowed within side yards or front yards of residentially zoned properties. They must cover no more than 20 percent of the rear yard and be no more than 10ft tall. They must meet required side yard and rear yard setbacks as listed in this section.

C. All structures in the RD 9000 district shall comply with the requirements of Section 18.42.050. regarding projections into required yards of residential buildings.

SECTION 5: That Title 18, Chapter 18.27 RD9002 Medium Residential District, Section 18.27.030 “*Accessory Uses*” and Section 18.27.050 “*Property development standards*” shall be amended to read:

§ 18.27.030. Accessory Uses and Structures

The following buildings, structures and uses are permitted when clearly incidental and

accessory to the primary permitted use:

1. Accessory Uses and Structures:

- A. Home Occupations as stated in section 18.06.090
- B. Signs as stated in section 18.63
- C. Pools as stated in section 18.60.010

D. Accessory Buildings

- i. Private Garage
- ii. Storage Shed
- iii. Chicken coup as stated in section 18.42.150
- iv. Recreation room (i.e. craft room, billiard hall, game room, woodworking studio)
- v. Playhouse
- vi. Greenhouse
- vii. Accessory dwelling unit

E. Requirements for accessory buildings:

- 7. 25 percent of the area of the combined side yard and rear yard shall be the maximum allowed coverage for accessory buildings. This limit does not change based on the placement location of the accessory buildings.
- 8. No accessory building shall be constructed within five feet of any rear lot line.
- 9. Nothing contained in this section shall prevent the construction of a private garage as a structural part of a main dwelling; provided, that when so constructed, the exterior garage walls shall be regarded as the walls of the main dwelling in applying the front, rear and side yard regulations of this title.
 - a) For the purposes of this section structural means:
 - i. The main building and garage share at least 15 feet of roof line as well as 15 feet of a common wall.
 - ii. Garage must be capable of being entered from inside the main building.
- 10. Required accessory buildings and uses shall be on the same lot with the main building or buildings or on an immediately adjacent lot in the same ownership.
 - a) Immediately adjacent means the two parcels share a common lot line. Two parcels touching at the corner are not considered adjacent.
- 11. No required accessory parking area or off-street truck loading space shall be encroached upon by buildings, open storage or any other use.
- 12. Accessory buildings must maintain separation from existing buildings as required by the most current International Residential Code. (IRC) as amended by the International Code Council.

§ 18.27.050. Property Development Standards

A. Lot and Yard Requirements.

| | Min. Lot Area (sq. ft.) | Min. Lot Width **, (feet) | Min. Corner Lot Width **, (feet) | Min. Lot Depth (feet) **, |
|---------|-------------------------------|------------------------------|-------------------------------------|---------------------------------|
| RD 9002 | 9000 | 60 | 75 | 10C |

* If adjacent to a street other than a local street; or if adjacent to a retail, highway business or industrial district, the lot width when adjacent on the side shall be increased fifteen and the lot depth when the rear lot line is adjacent, shall be increased 20 feet.

** In order to achieve the minimum lot size, a greater than minimum lot dimension may need to be used in conjunction with a minimum lot dimension. The minimum lot dimensions are designed to establish minimum frontages and district density.

- a. i.e. If a lot has a minimum width of 60 feet, it will need to have a lot depth of at least 150 feet to meet the minimum lot area requirements for the RD9002

- district.
- b. If a lot has a minimum depth of 100 feet, it will need to have a lot width of at least 90 feet to meet the minimum lot area requirements for the RD9002 district.
- c. If a corner lot has a minimum width of 75 feet, it will need to have a lot depth of at least 120 feet to meet the minimum lot area requirements for the RD9002 district.

B. Minimum Yards. Each residential lot shall have front, side and rear yards of not less than the depth and width indicated below. The setback for main and accessory buildings are measured from the property line:

1. Main Building. Setbacks are applicable to structures and portions thereof as defined in 18.06.070 "Building Setback Line". Setbacks have a 20 percent reduction for dwellings constructed prior to 1980.
 - a. Front yard setback, 20 feet;
 - b. Side yard setback
 - i. One foot for each two feet of building height but not less than eight feet
 - ii. On a corner lot the side yard abutting the street shall be not less than 15 feet in width.
 - iii. If abutting an RD 14000 or RD 7200 district, the setback from the line acting as the district boundary shall be not less than 30 feet.

- c. Rear yard setback, 20-five feet.
 - i. One foot for each two feet of building height but not less than eight feet.
 - ii. If abutting an RD 14000 or RD 7200 district, the setback from the line acting as the district boundary shall be not less than 30 feet.
 - iii. Measurement of the rear yard setback shall be from the foundation to the centerline of the alley where such alley exists. If no alley exists the measurement will be taken from the foundation to the rear property line.

2. Accessory Buildings. Max Building Height 25 ft. Setbacks are applicable to structures and portions thereof as defined in 18.060.070 "Building Setback Line."

- a. Front yard setback
 - i. If the accessory building is located within the front yard the setback is 30 ft.
 - ii. If the accessory building is located within the rear yard or side yard the setback is 20ft minimum.
- b. Side yard setback,
 - i. One foot for every two feet of building height with a minimum of five feet. Building height is measured from grade level to the top of the wall.
 - ii. On a corner lot the side yard abutting the street shall be no less than fifteen feet in width.
- c. Rear yard setback,
 - i. One foot for every two feet of building height with a minimum of five feet. Building height is measured from grade level to the top of the wall.
 - ii. If the prevailing yard pattern dictates so through lots may be required to have a rear yard setback congruent with the front yard setback of the main building. See 18.06.51 "yards"
- d. Shipping containers are not allowed within side yards or front yards of residentially zoned properties. They must cover no more than 20 percent of the rear yard and be no more than 10ft tall. They must meet required side yard and

rear yard setbacks as listed in this section.

- C. All structures in the RD 9002 district shall comply with the requirements of Section 18.42.050. regarding projections into required yards of residential buildings.

SECTION 6: That Title 18, Chapter 18.06, Section 18.06.070 "*Building setback line*" shall be amended to read:

§ 18.06.070. Building Setback Line

"Building setback line" means the minimum distance as prescribed by this title between any property line and the closest point of the foundation or any supporting post or pillar of any building or structure related thereto.

1. For side yards and rear yards, the building setback line is between the property line and the foundation, post, pillar, member etc. of the structure that is 18" or more above grade. i.e. a deck with handrails over 18" would need to comply with the zoning district setbacks. A deck below 18" with no handrails the setbacks of the district would not apply.
2. For front yards setback line is between the property line and the foundation, post, pillar, member etc. of the structure that is 4" or more above grade.

SECTION 7: CONFORMANCE

Upon adoption of this ordinance the Town Council shall take action to confirm the seat of existing members in order to comply with This ordinance.

SECTION 8: REPEALED

All other prior Ordinances or Parts Thereof that are in conflict herewith are hereby repealed.

SECTION 8: METHODOLOGY

For purposes of clarifying the amending procedures all code sections are listed in full in the above sections.

SECTION 9: SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by a court of complete jurisdiction, or its application to any Person or circumstances is held invalid, the remaining portion of this Ordinance shall remain in full force and effect, and the application of the provision to other persons or circumstances shall not be affected.

SECTION 10: This ordinance shall be in full force and effect upon passage, approval, and publication.

PASSED ON FIRST READING on the ____ day of ____ 2025.

PASSED ON SECOND READING on the ____ day of ____ 2025.

PASSED, AND ADOPTED ON THIRD READING on the ____ day of ____ 2025.

ATTEST:

APPROVED:

Jenn Anderson, Town Clerk

Chuck Davis, Mayor