

**CHAPTER 18.64 DEVELOPMENT AND PARKING STANDARDS MATRIX**

<b>TABLE 1: HLDR Lot Size Calculation Requirements</b>				
<b>PLATTED LAND</b>			<b>UNPLATTED LAND**</b>	
<b>Average Minimum</b>			<b>Average Minimum</b>	
<b>Slope</b>	<b>Lot</b>		<b>Slope</b>	<b>Lot</b>
0-17	9,000		0-17	21,780
18	10,200		18	23,450
19	11,400		19	25,120
20	12,600		20	26,790
21	13,800		21	28,460
22	15,000		22	30,130
23	17,000		23	31,800
24	19,600		24	33,470
25	21,000		25	35,140
26	23,000		26	36,810
27	25,000		27	38,480
28	27,000		28	40,150
29	29,000		29	41,820
30	31,000		30	43,500
31	33,000		31	52,325
32	36,000		32	61,150
33	39,000		33	69,975
34	42,000		34	78,800
35	45,000		35	87,625
36	48,000		36	96,450
37	51,000		37	105,275
38	54,000		38	114,100
39	57,000		39	122,925
40	60,000		40	131,750
41	63,000		41	140,575
42	66,000		42	149,400
43	69,000		43	158,225
44	72,000		44	167,050
45	75,000		45	175,875
46	78,000		46	184,700
47	81,000		47	193,525
48	84,000		48	202,350
49	87,000		49	211,175
50+	90,000		50	+ 220,000
Note: This table does not allow unplatted land to develop, but rather allows a smaller lot size for already platted property				

\*\* All land unplatted as of the effective date of the Hillside Low Density Residential (HLDR) zone Ordinance (June 9, 1982), upon zoning or rezoning said land to HLDR shall be subject to the minimum lot requirements.

**APPENDIX II: DEVELOPMENT STANDARDS AND PARKING STANDARDS MATRIX (cont'd)**

Table 2: Development Standards									
STANDARDS	HDR	GR	LDR	HLDR	DWTN	C	OS	PK	PF
Minimum lot size (l)	N/A Determined by # of DU's	4,400 sq. ft.	8,700 sq. ft.	See HLDR Table	N/A	N/A	c	c	d
Residential density (m)	15 du/ac	10 du/ac	5 du/ac	See HLDR Table	15 du/ac	15 du/ac	N/A	N/A	N/A
Minimum lot frontage	50 ft.	45 ft.	85 ft.	85'/100 ft.	25 ft.	50 ft.	N/A	N/A	N/A
Maximum building height (i)	30 ft. e/l	25 ft. f/l	25 ft.	25 ft. g	40 ft.	35 ft. a	15 ft.	25 ft.	30 ft. e/i
Maximum lot coverage	75%	50%	35%	20/10% j	100%	75%	N/A	N/A	75%
Minimum setbacks (k)				h		b			
Front	15 ft.	15 ft.	20 ft.	25 ft. platted/ 35 ft. unplatted	0 ft.	10 ft.	N/A	N/A	10 ft.
Side	10 ft.	7 ½ ft.	10 ft.	10 ft. platted/ 20 ft. unplatted	0 ft.	5 ft.	N/A	N/A	5 ft.
Rear	15 ft.	25 ft.	25 ft.	25 ft. platted/ 25 ft. unplatted	0 ft.	10 ft.	N/A	N/A	10 ft.
Maximum Front	n/a	n/a	n/a	50 ft. platted/ 100 ft. unplatted	n/a	n/a	n/a	n/a	n/a



Examples of stepped options.

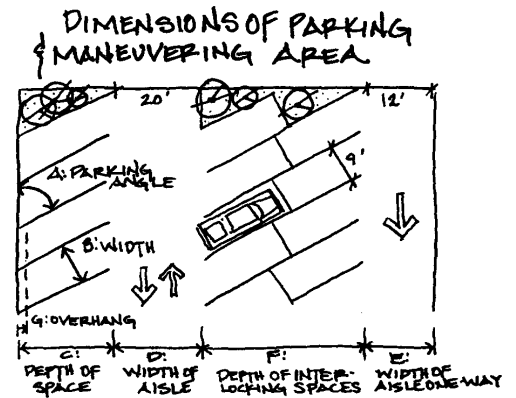
- a – If in compliance with an approved stepped façade or roof line, building height may be up to 40 ft. in the Commercial zone and 45 ft. in the Downtown zone, with new facades adjacent to lower buildings “stepped” to provide a gradual height transition from adjacent buildings and from public pedestrian ROW. In the absence of “stepped” provisions, the maximum height as measured from the sidewalk elevation shall be as stated in the above table. The minimum requirement to meet a “stepped” provision is 25% of the length of the roofline elevation.
- b – When adjacent to Residential zone districts, greater setbacks may be required and determined upon Rezoning or Minor/Major Development Plan.
- c – Development standards shall be established by the Parks Open Space Management Plan, as established by a Development Plan as approved by City Council.
- d - Development standards are determined by the review of the concept or development plan at the time the zone is established.
- e – Heights of structures shall be 30 ft. as calculated in the Building Height definition, unless a property is located within the Historic District and receives a material Change of Appearance Certification incorporating steep roof pitches, per the Historic District Design Guidelines, as amended. In such cases, building heights shall not exceed 35’.
- f – As calculated in the Building Height definition unless property is located within the Historic District and receives a Material Change of Appearance Certification incorporating steep, roof pitches, per the Historic District Design Guidelines, as amended. In such cases, building heights shall not exceed 30’.
- g – Building height shall be 20’ if the closest point of the structure is within 100’ of a ridgeline.
- h – Setbacks in the HLDR zone may be established by a platted building envelope as determined at time of subdivision.
- i – In all cases, the height of the building shall be compatible, and in character with, the surrounding neighborhood.
- j – Total lot coverage by structures, including attached or detached accessory structures, shall not exceed 20% on lots averaging 20% slope or below; and 10% lot coverage on lots with slopes of greater than 20%).
- k – The minimum street yard setback requirement shall not apply to Crystal Hills Estates Filing Number 3; instead, the minimum street yard setback shall be 15 feet from the property line.
- l – The minimum lot size in existing subdivisions, where lot(s) platted in the current filing of the subdivision (as of the date of the adoption of this ordinance) are being replatted, shall be 80% of the average lot size of the subdivision. In no case shall the minimum lot size of the replatted lot(s) be less than 8,700 square feet. The maximum lot size shall be 120% of the average lot size in the current subdivision.
- m – The maximum density is not guaranteed and relies on the availability of services, topography, preservation of environmental and/or historic features, available access, and surrounding neighborhood character for appropriate density.

**TABLE 3: Parking Space Standards**

A Parking Angle (Degrees)	B Width of Space	C Depth of Space	D Width of Two-Way Aisle	E Width of One-Way Aisle	F Depth of Interlocking Space	G Depth of Overhang	COMPACT SPACES B Width of Space	C	F	G
0° (Parallel)	9	22	20	12	18	0	8	20	16	0
30°	9	17	n/a	12	26	1.5	8	15	23	1.5
45°	9	19	20	12	32	1.5	8	17	29	1.5
60°	9	20	20	16	35.5	2	8	18	32	2
75°	9	19.5	22	18	37	2	8	17.5	33	2
90° (straight in)	9	18	24	24	36	2	8	16	32	2

Refer to **Table 4** for Minimum Off-Street Parking Requirements.

1. Each space shall meet the dimension requirements in the above table, excluding ingress and egress area.
2. All off-street loading spaces shall be provided completely off the public right-of-way and large enough to prevent the reversing of delivery trucks onto the public way.
3. When off-street parking is provided in a residential area in lieu of garage or carport, it shall have all weather surfacing.
4. Not more than 20% required parking allowed as compact spaces.



**DIMENSIONAL REQUIREMENTS**

- No sidewalk shall be decreased to less than four feet (4') in width by use of a vehicle overhang. No overhang is permitted into a sidewalk that is located within a public right-of-way.
- No required landscaped area shall be reduced by use of an overhang.

<b>Table 4: Minimum Off-Street Parking Requirements for Specific Uses</b>	
<b>Use Types</b>	
<b>CIVIC USE TYPES</b>	
Administrative and safety services	1 space per 400 square feet
Recreational clubs	1 space per 150 square feet
Daycare services:	
Daycare center	1 space per 400 square feet
Preschool	1 space per 400 square feet
Educational institutions:	
Elementary or junior high	2 spaces per classroom
Senior high	1 space per 4 students
Public park and recreation services	Determined by Park Board
Religious institution	1 space per 4 seats
<b>COMMERCIAL USE TYPES (cont'd)</b>	
Automotive and equipment services:	
Auto service	1 space per 200 square feet
Automotive rentals	1 space per 400 square feet of office space plus adequate space for vehicle storage and display
Automotive repair garage	1 space per 200 square feet of building area plus adequate space for vehicle storage
Automotive sales	1 space per 400 square feet of office space plus adequate space for vehicle storage and display
Automotive storage yard	1 space per 400 square feet of office space
Automotive wash	1 space per bay or stall
Auto body and fender repair services	1 space per 200 square feet of building area plus adequate space for vehicle storage
Bar, tavern or nightclub	1 space per 100 square feet
Bed and Breakfast Inn	1 space per guest room or suite plus required space(s) for on-site residence or staff
Building maintenance services	1 space per 400 square feet
Campground	1 space per 400 square feet of office space
Communication services	1 space per 400 square feet

Construction equipment business	1 space per 400 square feet of office space plus adequate space for vehicle storage
Equipment rental and sales	1 space per 400 square feet of office space plus adequate space for vehicle storage and display
Equipment repair services	1 space per 200 square feet of building area plus adequate space for vehicle storage
Equipment storage yard	1 space per 400 square feet of office space
Consumer repair services	1 space per 400 square feet
Exterminating services	1 space per 400 square feet
Food sales - convenience, general or specialty	1 space per 300 square feet
Funeral home or mortuary	1 space per 4 seats
Hotel/Motel	1 space per guestroom or suite plus 2 spaces for on-site residence or staff added
Kennels	1 space per 400 square feet of office space
Laundry services (large scale activity)	1 space per 750 square feet
Liquor sales	1 space per 300 square feet
Personal improvement services; tailor, seamstress, shoe repair, etc.	1 space per 150 square feet
Personal services; massage therapy, photo studios, skincare providers, etc.:	1 space per 400 square feet
Barber	1.5 spaces per chair
Beauty salon	1.5 spaces per chair
Pet services	1 space per 400 square feet
Pharmacy:	
Office	1 space per 400 square feet
Retail	1 space per 300 square feet
Recreation, commercial:	
Bowling alley	4 spaces per lane
Ice and roller skating rink	1 space per 150 square feet
Miniature golf course	1 space per hole
Pool hall	2 spaces per table
Restaurants:	
Indoor seating	1 space per 100 square feet

Outdoor seating	1 space per 200 square feet
<b>Retail, general:</b>	
Department store, shop, etc.	1 space per 300 square feet (current requirement is 5.5 per 1,000 sq. ft.)
Furniture or appliances	1 space per 600 square feet
Teen club/young adult club	1 space per 100 square feet
Theater or Auditorium (fixed and unfixd public auditorium seating)	1 space per 4 seats
<b>OFFICE USE TYPES</b>	
Financial services; bank, savings and loan, credit union	1 space per 400 square feet
<b>General offices:</b>	
Administrative, business or professional	1 space per 400 square feet
Telemarketing	1 space per 200 square feet
Medical/dental offices, labs and clinics, alternative medicine	1 space per 200 square feet
Veterinary service small animals: Completely enclosed structure	1 space per 200 square feet
<b>RESIDENTIAL USE TYPES</b>	
Single family detached	2 space per unit
<b>Attached dwelling units:</b>	
Studio or efficiency	1 spaces per dwelling unit
1 bedroom	1.5 spaces per dwelling unit
2 bedrooms	2.0 spaces per dwelling unit
3 bedrooms	2.0 spaces per dwelling unit
Elderly (60 or over)	0.5 space per dwelling unit
Boarding or Rooming house, dormitory, fraternity, sorority or other communal living arrangement where common kitchen facilities service the occupants	0.5 space per bed
<b>Human service establishment:</b>	
Hospice	1 space plus 1 per 8 beds
Nursing home	1 space per 5 beds
Youth home	1 space plus 1 per 8 beds

Healthcare support facility	1 space plus 1 per 8 beds
Mobile home	2 spaces per mobile home space
Mobile home park	2 spaces per mobile home space
Multi-family dwelling (see Attached dwelling units)	
Retirement home	0.5 space per dwelling unit