**ZONING ORDINANCE DEVELOPMENT STANDARDS:** SCP-5 Zone District

**Lot Area Requirements**

<table>
<thead>
<tr>
<th>Minimum Area</th>
<th>Minimum Average Width</th>
<th>Main Residence</th>
<th>Accessory Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 acres</td>
<td>200 feet</td>
<td>30 feet</td>
<td>17 feet¹</td>
</tr>
</tbody>
</table>

**Height Limits**

<table>
<thead>
<tr>
<th>Height Limits</th>
<th>Maximum Amount of Paved Area and Surface Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>WMC §153.208</td>
<td>WMC §153.005 and §153.209</td>
</tr>
<tr>
<td>NOTE: Nonconforming properties are subject to WMC §153.236.C</td>
<td></td>
</tr>
</tbody>
</table>

**FLOOR AREA – WMC §153.206**

<table>
<thead>
<tr>
<th>Total Allowable Floor Area (TFA)</th>
<th>Maximum Size of Main Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.5% of Lot Area</td>
<td>Without Exception</td>
</tr>
<tr>
<td>NOTE: Adjusted TFAs for nonconforming lots found in WMC §153.206, Table E-1</td>
<td>6,000 square feet</td>
</tr>
<tr>
<td>NOTE: When TFA is &lt; 6,000 sf, TFA is the maximum residence size</td>
<td>NOTE: Property must be &gt; 1.45 acres in size and the maximum residence size with an exception shall not exceed 8,800 sf</td>
</tr>
</tbody>
</table>

**SETBACKS – WMC §153.207**

<table>
<thead>
<tr>
<th>Height in Feet</th>
<th>Basic Yard Setbacks in Feet</th>
<th>Minimum Setbacks with Exceptions³ in Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front</td>
<td>Rear</td>
</tr>
<tr>
<td>&lt;17</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>17 to 30</td>
<td>*</td>
<td>50</td>
</tr>
</tbody>
</table>

¹ See opposite side of handout for maximum accessory structure plate height, barn height, and covered equestrian arena height.
² Exceptions shall be granted pursuant to the formula, shown above, if the conditions listed in WMC §153.206(C) can be satisfied.
³ The Planning Commission may grant an exception to required setbacks, as shown above, if the required findings are made (WMC §153.207(D)).
* Any portion of a structure having a height in excess of 17’ above the ground elevations measured at the front setback line shall be set back an additional two feet from the property line for each foot of height in excess of 17’. Height shall be measured from existing or finished grade, whichever presents the lower building profile.
### ACCESSORY STRUCTURES – WMC §153.206 (size), §153.208 (height), and §153.211 (ADUs)

<table>
<thead>
<tr>
<th>Type of Accessory Structure:</th>
<th>Covered Equestrian Arenas</th>
<th>Barns and Stables</th>
<th>Other Accessory Structures (ex. garage, carport, ADU)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Floor Area Allowed:</td>
<td>≤10% of Lot Area</td>
<td>3,000 square feet</td>
<td>1,500 square feet</td>
</tr>
<tr>
<td>Maximum Height Allowed:</td>
<td>30 feet</td>
<td>24 feet</td>
<td>Overall Height: 17 feet Plate Height: 11 feet</td>
</tr>
</tbody>
</table>

### NATURAL STATE – WMC §153.005 and §153.415

If the Net Average Slope is 12.5% or more, a portion of the property (% determined in table, below) shall remain in natural state (i.e., undisturbed).

**Net Average Slope** - The average ground slope of the net lot area when all areas with slopes in excess of 35% are removed, as expressed by the formula:

\[ S[N] = \frac{(0.00229 \times I \times L)}{N} \]

- **I** = Contour interval in feet
- **L** = Combined length of the contour lines in feet; and,
- **N** = The net area in acres of the parcel or lot when all areas with slopes in excess of 35% are removed

### Lot Size in Acres

<table>
<thead>
<tr>
<th>Lot Size in Acres</th>
<th>Number/Type of Accessory Dwelling Units Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 1</td>
<td>1 attached ADU or 1 detached ADU</td>
</tr>
<tr>
<td>1 ≤ X &lt; 1.5</td>
<td>1 attached ADU and 1 detached ADU</td>
</tr>
<tr>
<td>≥ 1.5</td>
<td>2 ADUs (attached or detached)</td>
</tr>
</tbody>
</table>

### BASEMENTS - WMC §151.22 and §151.41

**Maximum Basement Grading (cubic yards)**

\[
\text{Maximum Main Residence Size Permitted without an Exception} \times 12 \\
27
\]

**NOTE:** Maximum grading will be 2,666.7 cubic yards, unless TFA limits maximum residence size

<table>
<thead>
<tr>
<th>Net Average Slope (S[N])</th>
<th>Minimum of net area (N) to remain in natural state</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.5% - 14.9%</td>
<td>32.5%</td>
</tr>
<tr>
<td>15.0% - 17.4%</td>
<td>40.0%</td>
</tr>
<tr>
<td>17.5% - 19.9%</td>
<td>47.5%</td>
</tr>
<tr>
<td>20.0% - 22.4%</td>
<td>55.0%</td>
</tr>
<tr>
<td>22.5% - 24.9%</td>
<td>62.5%</td>
</tr>
<tr>
<td>25.0% - 27.4%</td>
<td>70.0%</td>
</tr>
<tr>
<td>27.5% - 29.9%</td>
<td>77.5%</td>
</tr>
<tr>
<td>30.0% - 32.4%</td>
<td>85.0%</td>
</tr>
<tr>
<td>32.5% - 34.9%</td>
<td>92.5%</td>
</tr>
<tr>
<td>35.0% and above</td>
<td>100%</td>
</tr>
</tbody>
</table>