

SECTION 6

BULK STANDARDS

6.1 PURPOSE

The purpose of bulk standards is to promote the health, safety and general welfare of the City of Page by providing development standards for principal and accessory buildings for specific zoning districts. The standards are intended to regulate residential dwelling unit density, and the size, lot coverage, setbacks and heights of buildings and structures.

6.2 HOW TO USE THE TABLE

Bulk standards are provided for principal and accessory structures in Table 6.1. After determining whether the structure is either a principal or accessory building, the next step is to determine the zoning district in which the structure is or will be located. The specific standards for the appropriate zoning district will be located in that row. For instance, the minimum building size of a principal structure in an R1-8 zoning district is 1,425 square feet. Exceptions or clarifications are footnoted throughout each table. Thus, Footnote 1 in the *Principal Building Bulk Standards* table indicates that the minimum building size of 1,425 square feet is not inclusive of any garages, carports and/or accessory structures.

6.3 EXCEPTIONS AND SPECIAL PROVISIONS

6.3.1 Detached Accessory Buildings

Any detached accessory building or swimming pool in a residential zoning district shall be located on the rear ½ of the lot. The adopted City of Page Building Code shall determine the setback for all detached accessory buildings. Detached accessory buildings shall be limited to a height of 15 feet. For corner lots, the front of the lot shall be determined by the location of the primary front door of the home. Detached accessory buildings on the street-side of a corner lot may not be located closer to the street than the required setback for the primary structure. These regulations shall apply to all detached accessory buildings that are in excess of 120 square feet in floor area. In no event shall the roof of a storage or tool shed be designed to allow water to drain onto adjacent property.

An accessory building attached by any part of a common wall or covered roof of the main building shall be considered an integral part of the main building and all building line setbacks and property line clearances for these structures must be maintained as required by this Ordinance. No building shall encroach upon any easement.

6.3.2 Easements

All structures, buildings or fences within easements must be located, designed and constructed so that they will not interfere with the purpose of the easement and must be readily movable.

Table 6.1 Principal Building Bulk Standards

ZONING DISTRICT	Minimum Lot Size per Unit (Square Feet)	Minimum Development Area (Square Feet / Acres)	Minimum Building Size (Sq. Feet) Footnote ¹	Minimum Lot Coverage Footnote ²	Minimum Front Setback (Feet) Footnote ^{3, 4, 29, 13}	Minimum Side Setback (Feet) Footnote ^{4, 21}	Minimum Rear Setback (Feet) Footnote ^{4,21}	Maximum Building Height (Feet) Footnote ⁵
RE-2A	2 Acres	2 Acres	1,425 ⁶	10%	25	25 or 5 ³²	25 or 5 ³²	25/35 ⁷
RE-1A	1 Acre	1 Acre	1,425 ⁶	15%	25	25 or 5 ³²	25 or 5 ³²	25/35 ⁷
R1-8	8,000 ⁸	8,000 ⁸	1,425	40%	20	10 or 5 ³²	10 or 5 ³²	25
R1-7	7,000	7,000	1,000	40%	20	10 or 5 ³²	10 or 5 ³²	25 ⁹
R1-5	5,000	5,000	None	None	15 ¹	5	10	20
R2	3,500	7,000 ¹⁰	740	40%	20	10 ¹¹ or 5 ³²	10 ¹¹ or 5 ³²	25 ⁹
MHS	5,000	5,000	None	50%	18	8, 16 ¹² or 4 ³²	15 ¹⁵	
MHP	3 acres ¹⁶	3,000 ¹⁶	None	N/A	10 ³⁰	5 ³¹	5 ³¹	15 ¹⁵
RM	1,500 ¹⁷	7,000 ¹⁸	None	45%	20	10 ¹¹ or 5 ³²	10 or 5 ³²	25 ¹⁵
CBD	¹⁹	¹⁹	None	None	None ²⁰	None ²⁰	None ²⁰	30 ¹⁵
C-2	¹⁹	¹⁹	None	None	20 ²¹	None ²¹	None ²¹	30 ¹⁵
SC	¹⁹	¹⁹	None	None	20 ²¹	None ²¹	None ²¹	30 ¹⁵
IP	¹⁹	¹⁹	None	None	None	None	None	None
BP	¹⁹	¹⁹	None	60%	50/100 ²²	20	20	30 ¹⁵
PDR	None	3 Acres ³³	None	None	23	23	23	24
PRD	None	3 Acres ^{25, 33}	None ²⁶	None	23	23	23	24
PDGC	None	3 Acres ³³	None	None	23	23	23	24
PDMR	None	3 Acres ³³	None	None	23	23	23	24
PDC	None	3 Acres ³³	None	None	23	23	23	24
PDI	None	3 Acres ³³	None	None	23	23	23	24
PDBP	None	3 Acres ³³	None	None	23	23	23	24
FD	None	None	None	None	None	None	None	None
AP	¹⁹	¹⁹	None	None	27	27	27	28

Notes for Table 6.1 Principal Building Bulk Standards

- 1 Does not include square footage associated with garages, carports and/or accessory structures.
- 2 The maximum applies to the area covered by both the principal and accessory structures.
- 3 Automobile Service Station - No automobile service station fuel pump (face) shall be located closer than 20 feet to a front or side street lot line.
- 4 Canopies, Cornices, Eaves - Architectural features, such as canopies, cornices, and eaves may extend no more than 2 feet into any required minimum yard area, provided that all columns, pillars, or other supporting structures are placed in conformance to minimum setbacks.
- 5 Shall not apply to belfries, chimneys, cupolas, domes, flag poles, flues, monuments, radio towers, television antennae or satellite dishes, or aerials, spires, tanks, water towers, air conditions units or similar roof structures, such as parapet walls and cornices and necessary mechanical appurtenances usually carried about the roof level, except for buildings within the airport hazard area. Such features are limited to that height necessary for proper functioning, and any roof structure shall not exceed 25% of the roof area; nor be used for any purpose other than a use incidental to the approved use of the building. In no event shall the height of a building and any appurtenances located within the Airport Hazard Area (AHA) exceed the limitations within the AHA. Height restrictions in the AHA are defined by the slope gradient 7:1 from the centerline of the runway.
- 6 700 square feet for an accessory guest house, which must be incidental to, and constructed after, the principal dwelling unit.
- 7 25 foot maximum at the eaves; 35 foot maximum at the ridge board.
- 8 Except Block 13, lots 13-18; 7,800 square foot lots permitted for these lots.
- 9 Except churches, libraries, hospitals and public buildings.
- 10 Except Lot 27, Block 14, which shall be 6,500 square feet.
- 11 For duplexes or end units of single-family attached apartments, only one side yard with a minimum width of 10 feet is required.
- 12 Only one required side yard of 16 feet may be required (corner lot must have a 20 foot setback) with a Conditional Use Permit if: (1) The lot owner obtains and records a 3 foot maintenance easement from the adjacent lot owner; and (2) There is a 1 hour firewall from grade to roof sheathing; and (3) No roof shall drain on to adjacent property.
- 13 For accessory buildings, the setback must be either in the rear $\frac{1}{2}$ of the lot or 50 feet, whichever is less.
- 14 Except for Blocks 55-57, Lots 14-22; Block 58, Lots 25-33; Block 59, Lots 34-41 and 44-51; Block 60, Lots 52-59 and 62-69; and Block 61, Lots 29-44, where an 8 foot rear yard setback is permitted, exclusive of any easements.
- 15 Can be modified with a Conditional Use Permit. In the MHS district, may be increased to 20 feet if minimum lot size of 8,000 square feet and CUP granted, with a minimum 10 foot side yard setback.

- 16 Maximum density not to exceed 10 units per acres, except RV Parks, which may permit up to 18 units per acres. A minimum lot size of 2 acres is Required for a RV Park.
- 17 Duplex units require 3,500 sq.ft. per unit; Single-family attached require 2,000 sq.ft. per unit and a minimum lot width of 20 feet; Single-family detached requires a minimum lot size of 7,000 square feet per unit.
- 18 Minimum lot width of 70 feet is required for multi-family. Minimum 20 foot building separation required for duplex and multi-family units.
- 19 Adequate to provide required off-street parking.
- 20 Subject to approval of the City, based on the type of development and design.
- 21 If the commercial lot is adjacent to a side or a rear lot line of a residential zone, the required side or rear yard shall be the minimum average width of that required in the adjoining residential zone. On corner lots, the side street yard shall be the same as the front building lines of the majority of the lots fronting on the same street.
- 22 50 feet on interior roads; 100 feet on arterial and collector roads. On corner lots, the side street yard shall be the same as that for the majority of the lots fronting on the same street.
- 23 Yards abutting streets and vacant areas shall be determined by the Planning and Zoning Commission. For yards abutting existing developments, the minimum setback will be equal to the setback in the adjacent development. The Commission may require greater setbacks, as well as screen walls, hedges, shrubs and trees to preserve the character of the surrounding area.
- 24 Same as the underlying zoning, except a greater height may be approved if design features, such as open space and building setbacks, to avoid adverse impacts due to the increase in height.
- 25 For essential governmental facilities, nature and recreational trails, bike paths, wildlife habitats, scenic overlooks and parking, public rest areas or tourism information centers, there shall be no minimum requirement.
- 26 Minimum 300 square feet for each motel/hotel room.
- 27 Subject to approval by the Airport Board and the Planning and Zoning Commission, based on the type of development and site design.
- 28 Per approved Conditional Use Permit requirements.
- 29 For corner lots, the front yard setback applies to both yards fronting on the street.
- 30 There shall be a minimum distance of ten (10) feet between the front of the manufactured home and any private street or sidewalk, including tongue and bay windows or any other attached projection.

- 31 The minimum distance between manufactured homes, or attached / detached accessory structures in the same manufactured home parks shall be ten (10) feet. Manufactured homes or attached / detached accessory structure may not be closer than ten (10) feet to the exterior boundary or five (5) feet to space lines of the park.
- 32 For accessory buildings. For Zero Lot Line installation in a MHS Zoning District: No roof shall drain onto adjacent property and there shall be a one-hour firewall from grade to the roof sheathing.
- 33 Lots may be re-subdivided as a part of the Planned Development process, as outlined in Section 8.2.7
- 34 Except for a shade cover attached to the front of the home and open on three sides. Minimum set-back shall be 8 feet from the front lot line.