1 #ZORD-2024-0006 2 BILL NO. G-24-10-21 3 ORDINANCE NO. Z-4 AN ORDINANCE amending Chapter 157 5 of the City of Fort Wayne Municipal Code 6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, 7 INDIANA: 8 SECTION 1. That the current Chapter 157 (Zoning Ordinance), Sections 157.208 through 9 157.209 (Zoning Districts), Sections 157.213 through 157.217 (Zoning Districts); Sections 10 157.221 through 157.223 (Zoning Districts); Section 157.404 (Development Design 11 Standards) are hereby amended as follows. 12 Amendment DS1 - 157.208(E)(1) and 157.209(E)(1) 13 Proposed increase of height maximum from 40' to 60' in Multiple Family and Planned 14 Residential zoning districts to align with common development practices of multifamily buildings; Changed " 40' " to " 60' " as the primary building height maximum in the 15 development standards table of the R3 and RP zoning districts. 16 Amendment DS2 - 157.212(E)(1) to 157.218(E)(1) and 157.221(E)(1) to 157.223(E)(1) Proposed increase of height maximum to 75' in commercial and industrial zoning districts to 17 align with common development practices of commercial/industrial buildings; Changed " 40' " to "75'" as the primary building height maximum in the development standards table of the 18 C1, C2, NC, SC, C3, C4, and BTI zoning districts. Changed "50' " to "75' " as the primary building height maximum in the development standards table of the I1 and I2 zoning districts. 19 20 Amendment DS3 - 157.220(E)(1) 21Align height maximum of urban corridor zoning district with the downtown edge zoning district; Changed " 60' " to " 80' " as the primary building height maximum in the development 22 standards table of the UC zoning district. 23 Amendment DDS1 - 157.404(O)(1) 24 Additional standards are proposed to mitigate increased height maximums when adjacent to 25 agricultural, residential, and manufactured home districts. Added, "Except DC, DE and UC Zoning Districts, no building sections or structure sections exceeding 60 feet in height shall 26 be located within 100 feet of the A, R, or MH district property line. 27 28 29

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1	Amendment DDS2 - 157.404(O)(1)	
2	There was confusion related to the use of the word district in th	e Additional Height Standards
3	section under Residential Impact Mitigation. Changed Additional building sections or structure sections exceeding 30 feet in heigh	al Height Standards to "No
4	feet of an A, R, MH district property line.	
5		
6	SECTION 2. That this Ordinance, after its passage and approve	al by the Mayor, shall be in
7	full force and effect starting on March 1, 2025.	
8		
9		•
10	ADDDOVED AS TO FORM AND LEGALITY	Council Member
11	APPROVED AS TO FORM AND LEGALITY:	
12	Malak Heiny, City Attorney	
13	ivialak Helliy, City Attorney	
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# City of Fort Wayne Common Council **DIGEST SHEET**

# **Department of Planning Services**

Title of Ordinance: Zoning Ordinance Amendment

Case Number: ZORD-2024-0006

Bill Number: G-24-10-21

Council District: all

Introduction Date: October 22, 2024

Plan Commission

Public Hearing Date: November 4, 2024 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the

Plan Commission

Synopsis of Ordinance: A proposal to amend the Fort Wayne Zoning Ordinance (Chapter 157) –

Height Standards. See attached amendment summary.

Location: Within the planning jurisdiction of Fort Wayne.

Applicant: The Fort Wayne Plan Commission

Related Petitions: A similar amendment is being proposed to the Allen County Zoning

Ordinance.

Effect of Passage: This height amendment is proposed to implement policies and action

steps of the All in Allen Comprehensive Plan, align current zoning district height standards with common development practices and protect

neighborhoods from new development through increased residential

impact mitigation standards.

Effect of Non-Passage: The City of Fort Wayne will not address the issues identified in All in

Allen Comprehensive Plan with regard to the zoning ordinance.

# Memo

To: Fort Wayne Plan Commission

From: Dave Schaab, Senior Land Use Planner – Special Projects Division

Date: 9/11/2024

Subject: Height Amendment Initiation

The Department of Planning Services is requesting the Fort Wayne Plan Commission to initiate the Height Amendment for the Fort Wayne Zoning Ordinance. This Height Amendment is proposed to implement policies and action steps of the All In Allen Comprehensive Plan, align current zoning district height standards with common development practices, and protect neighborhoods from new development through increased residential impact mitigation standards. A height analysis of Plan Commission waivers and Board of Zoning Appeals Development Standard Variances from 2014 to present was performed to create the proposed changes.

If you have any follow up questions or comments, please feel free to reach out to me directly at davidschaab@allencounty.us. Thank you for your consideration.

# (E) Development Standards

(1) The standards in the following table shall apply in the R3 **district**; all standards are minimum standards unless otherwise noted (the table continues onto the next page).

R3 MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS					
Single femily develling	Building size (square feet)  Single family dwelling 700 (1)				
Single family dwelling Accessory structures			ess than the <b>primary building</b>		
ř	ımbo	r of buildings permitted on a lo			
		rimary <b>residential building</b> per l nonresidential buildings are per			
iviuitipie prii	пагу	Height (maximum) (2)	initied per lot		
A agassamy building			51		
Accessory building			5'		
Primary building		•	<u>460'</u>		
	D.4	Lot area (square feet)	Add the LC's als Es at LD all's a		
	Det	ached Single Family Dwelling	Attached Single Family Dwelling		
Public sewer (interior lot)		6,000	3,000		
Public sewer (corner lot) Private sewage disposal		8,500	6,000 (2 acres)		
	:1.4:.	·			
Lot width (at front b		ng line and at front lot line unle			
D 11' ('.4	Det	ached Single Family Dwelling	Attached Single Family Dwelling		
Public sewer (interior lot)		50' (25' at <b>front lot line</b> )	25′		
Public sewer (corner lot)		70′	50'		
Private sewage disposal			20'		
Disc. 17		Front yard (3)			
Platted lot		25' (or platted <b>building</b> lin	ne setback, whichever is greater)		
Unplatted lot if adjacent to: Arterial/collector street		115/541			
Local or private street		115' from the centerline of the <b>street</b>			
PC-approved easement		25' from the <b>street right-of-way</b> 30' from the <b>easement</b>			
Flag Lot		30 Hom	30'		
Flag Lot		Flag lots shall have two (2) required front yards (see definition of			
		lot line, front)			
Through lot		At each end of the <b>lot</b> , based on the <b>street</b> classification/type the			
		yard is adjacent to, except that:			
		• If no access is permitted to th	e rear of the <b>lot,</b> then a detached		
		accessory structure shall be permitted as set forth below, and a			
		fence shall be permitted with no setback; or			
		• If access is permitted to the rear of the lot, then a detached			
		accessory structure shall be permitted with a 10' setback and a			
		<b>fence</b> shall be permitted with			
If there is an existing residence on an		1	d shall be the smallest existing		
adjacent parcel on the same side of the	ne	nonconforming setbac	ck on the adjacent parcel(s)		
<b>street</b> with a nonconforming front <b>setback</b> , and the existing residence is					
within 300' of the proposed residence					
within 500 of the proposed residence					

# (E) Development Standards

(1) The standards in the following table shall apply in the RP **district**; all are minimum standards unless otherwise noted (the table continues onto the next page).

RP PLANNED RESIDENTIAL DEVELOPMENT STANDARDS  Building size (square feet)						
Single family dwelling						
Accessory structures		, ,	ess than the <b>primary building</b>			
· ·	umbe	r of buildings permitted on a lo				
		rimary residential building per l				
		nonresidential buildings are per				
		Height (maximum) (2)				
Accessory building		2	5'			
Primary building		40	4 <u>60′</u>			
		Lot area (square feet)				
	Det	ached Single Family Dwelling	Attached Single Family Dwelling			
Public sewer (interior lot)		6,000	3,000			
Public sewer (corner lot)		8,500	6,000			
Private sewage disposal		87,120	(2 acres)			
Lot width (at front b	uildir	ng line and at front lot line unle	ess otherwise stated)			
	Det	ached Single Family Dwelling	Attached Single Family Dwelling			
Public sewer (interior lot)		50' (25' at front lot line)	25'			
Public sewer (corner lot)		70′	50'			
Private sewage disposal		120'				
		Front yard (3)				
Platted <b>lot</b>		25' (or platted <b>building</b> lin	ne setback, whichever is greater)			
Unplatted <b>lot</b> if <b>adjacent</b> to:		\ 1	, , ,			
Arterial/collector street		115' from the c	enterline of the <b>street</b>			
Local or private street		25' from the	street right-of-way			
PC-approved easement		30' from	the easement			
Flag Lot			30'			
		Flag lots shall have two (2) required front yards (see definition of lot line, front)				
Through lot		At each end of the <b>lot</b> , based on the <b>street</b> classification/type the <b>yard</b> is <b>adjacent</b> to, except that:				
		• If no access is permitted to the rear of the <b>lot</b> , then a detached				
		accessory structure shall be permitted as set forth below, and a				
		fence shall be permitted with no setback; or				
		• If access is permitted to the rear of the <b>lot</b> , then a detached				
			permitted with a 10' <b>setback</b> and a			
		fence shall be permitted with				
If there is an existing residence on an <b>adjacent parcel</b> on the same side of the	ne		d shall be the smallest existing ck on the adjacent parcel(s)			
street with a nonconforming front			<b>v i</b> (/			
<b>setback</b> , and the existing residence is						
within 300' of the proposed residence						

# **Development** Standards

The standards in the following table shall apply in the C1 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

C1 PROFES	SSIONAL OFFIC	EE AND PERSONAL SERVICES	DEVELOPMENT STANDARDS		
	Height (maximum) (1)				
Primary or acces	ssory <b>building</b> or <b>st</b> i		4 <del>0</del> ′ <u>75′</u>		
		Front yard			
Non-through lot			25'		
Through lot			25' at each end of the <b>lot</b>		
	sting primary commack adjacent to the	nercial or industrial <b>building</b> (s) with a <b>lot</b>	A new primary building or an addition to an existing primary building may meet the smallest existing nonconforming setback		
		Side yard (interior lot)			
		Primary building			
Height		If adjacent to a residential district	If not adjacent to a residential district		
Up to 30'		25'	10′		
Over 30'		50′	25′		
		Accessory building or structure			
Height	Size	If adjacent to a residential district	If not adjacent to a residential district		
Up to 25' and	Up to 200 sq. ft.	25′	5′		
Over 25' or	Over 200 sq. ft.	25′	25′		
		Side yard (corner lot)			
Primary build	ing – corner lot str	eet side yard	25′		
Accessory buil	ding – corner lot s	treet side yard	25′		
		Rear yard			
		Primary building			
Height		If adjacent to a residential district	If not adjacent to a residential district		
Up to 30'		25'	10'		
Over 30'		50′	25'		
		Accessory building or structure			
Height	Size	If adjacent to a residential district	If not adjacent to a residential district		
Up to 25' and	Up to 200 sq. ft.	25'	5′		
Over 25' or	Over 200 sq. ft.	40'	25'		

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay **Districts**) for additional restrictions

### (F) **Development Standards**

The standards in the following table shall apply in the C2 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

C2 LIMITED COMMERCIAL DEVELOPMENT STANDARDS  Height (maximum) (1)				
Primary or accessory <b>building</b> or <b>structure</b> 40'75'				
J	,	Front yard		- <del></del>
Non-through <b>lo</b>	ot .	·		25'
Through lot				25' at each end of the <b>lot</b>
	cisting primary comn ont <b>setback adjacen</b>	an	new <b>primary building</b> or an <b>addition</b> to existing <b>primary building</b> may meet the nallest existing nonconforming <b>setback</b>	
		Side yard (interior lot)		
		Primary building		
Height		If adjacent to a residential distric	et	If not adjacent to a residential district
Up to 30'		25′		10'
Over 30'		50′		25′
		Accessory building or struct	ure	
Height	Size	If adjacent to a residential distric	et	If not adjacent to a residential district
Up to 25' and	Up to 200 sq. ft.	25′		5′
Over 25' or	Over 200 sq. ft.	25'		25′
		Side yard (corner lot)		
•	ing – corner lot stre	*		25′
Accessory buil	lding – corner lot st	reet side yard		25'
		Rear yard		
		Primary building		
Height		If adjacent to a residential distric	et	If not adjacent to a residential district
Up to 30'		25'		10'
Over 30'		50′		25'
		Accessory building or struct		
Height	Size	If adjacent to a residential distric	et	If not adjacent to a residential district
Up to 25' and	Up to 200 sq. ft.	25'		5′
Over 25' or Notes:	Over 200 sq. ft.	40′		25'

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay **Districts**) for additional restrictions

# (F) Development Standards

(1) The standards in the following table shall apply in the NC **district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

If there is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Up to 30' 40' 25'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  Over 25' or Over 200 sq. ft. 25' 5'  Side yard (corner lot)  Primary building — corner lot street side yard 25'  Accessory building — corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district If not adjacent to a residential district If not adjacent to a residential district Accessory building — corner lot street side yard 25'  Accessory building — corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential Up to 30' 40' 10'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  The primary building or structure If not adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  The primary building or structure If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'		NC NEIGHB	ORHOOD CENTER DEVELOP	MENT STANDARDS		
Non-through lot   50'   50'   at each end of the lifthere is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot   A new primary building or an existing primary building is smallest existing nonconforming nonconforming smallest existing nonconforming smallest existing nonconforming smallest existing nonconforming nonconforming nonconforming smallest existing nonconforming nonc	Height (maximum) (1)					
Non-through lot  Through lot  Through lot  If there is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height  If adjacent to a residential district Up to 30'  Accessory building or structure  Height  Size  If adjacent to a residential district Up to 25' and Up to 200 sq. ft.  Over 20'  Primary building or structure  Height  Primary building or structure  Height  Size  If adjacent to a residential district Up to 25' and Up to 200 sq. ft.  25'  Over 25'  Through of the individual or structure  Side yard (corner lot)  Primary building - corner lot street side yard Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Begin to a residential district or a residential distri	Primary or a	Primary or accessory building or structure 40'75'				
Through lot  If there is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height  If adjacent to a residential district Up to 30'  Accessory building or structure  Height  Size  If adjacent to a residential district Up to 25'  Over 30'  Accessory building or structure  Height  Size  If adjacent to a residential district Up to 25'  Over 25' or  Over 20'  Side yard (corner lot)  Primary building - corner lot street side yard Accessory building - corner lot street side yard  Accessory building  Height  If adjacent to a residential district If not adjacent			Front yard			
If there is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height If adjacent to a residential district Up to 30' 40' 25' Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25' Over 25' Over 25' Over 20' sq. ft. 25'  Side yard (corner lot)  Primary building - corner lot street side yard 25'  Accessory building - corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjac	Non-through	lot		50′		
with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height If adjacent to a residential district Up to 30' 40' 25' Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25' Over 25' or Over 200 sq. ft. 25' 5'  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building – corner lot street side yard 25'  Rear yard  Height If adjacent to a residential district If not adjacent to a residential district The primary building – corner lot street side yard 25'  Rear yard  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Height If adjacent to a residential district If not adjacent to a residential up to 30' 40' 10' Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential up to 25' and Up to 200 sq. ft. 25' 5'	Through lot			50' at each end of the lot		
Height				A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>		
Height			Side yard (interior lot)			
Up to 30'  Over 30'  Accessory building or structure  Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25'  Over 25' or Over 200 sq. ft. 25'  Side yard (corner lot)  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Up to 30'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Up to 30'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential district Up to 20' sq. ft. 25'  Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'			Primary building			
Over 30'  Accessory building or structure  Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25'  Over 25' or Over 200 sq. ft. 25'  Side yard (corner lot)  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential Up to 30'  Over 30'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  Side yard (corner lot)  Side yard (corner lot)  Accessory building  Accessory building  If not adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  Side yard (corner lot)  Accessory building  If not adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'	Height		If adjacent to a residential district	If not adjacent to a residential district		
Height   Size   If adjacent to a residential district   If not adjacent to a residential	-		40′	25'		
Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25' 5'  Over 25' or Over 200 sq. ft. 25' 25'  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Up to 30' 40' 10'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a r	Over 30'		50′	40′		
Up to 25' and Up to 200 sq. ft. 25' 5'  Over 25' or Over 200 sq. ft. 25'  Side yard (corner lot)  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential district Size Size Size Size Size If adjacent to a residential district If not adjacent to a residential district Size Size Size Size Size Size Size Size			Accessory building or structu			
Over 25' or Over 200 sq. ft. 25'  Side yard (corner lot)  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a resident Up to 30' 40' 10'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a resident Up to 25' and Up to 200 sq. ft. 25'  Side yard (corner lot)  Rear yard  15'  16 not adjacent to a residential district If not adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25'	Height		If adjacent to a residential district	If not adjacent to a residential district		
Side yard (corner lot)  Primary building – corner lot street side yard  Accessory building – corner lot street side yard  Primary building  Height  If adjacent to a residential district  Up to 30'  Accessory building or structure  Height  Size  If adjacent to a residential district  Up to 25' and  Up to 200 sq. ft.  Side yard (corner lot)  25'  Rear yard  Primary building  If not adjacent to a residential district  Size  Up to 25' and  Up to 200 sq. ft.  Size	Up to 25' and		25'	5′		
Primary building – corner lot street side yard  Accessory building – corner lot street side yard  Primary building  Height  If adjacent to a residential district Up to 30'  Over 30'  Accessory building or structure  Height  Size  If adjacent to a residential district If not adjacent to a residential district Up to 25' and Up to 200 sq. ft.  25'  Rear yard  If not adjacent to a residential district Up to 25' and Up to 200 sq. ft.  25'	Over 25' or	Over 200 sq. ft.		25'		
Accessory building – corner lot street side yard  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential Up to 30'  Over 30'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft.  25'  Rear yard  10'  10'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft.			Side yard (corner lot)			
Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a resident Up to 30' 40' 10' Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a resident Up to 25' and Up to 200 sq. ft. 25' 5'	•		*	25′		
Height If adjacent to a residential district If not adjacent to a residential Up to 30' 40' 10'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25' 5'	Accessory bu	ıilding — corner lot		25'		
Height If adjacent to a residential district If not adjacent to a resident to a reside			·			
Up to 30'  Over 30'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft.  25'  10'  40'  10'  40'  50'  50'  51'						
Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a resident Up to 25' and Up to 200 sq. ft. 25' 5'	_	_	If adjacent to a residential district	If not adjacent to a residential district		
Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'	Up to 30'	_	40′	10'		
Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'	Over 30'		50′	40′		
Up to 25' and Up to 200 sq. ft. 25' 5'				ture		
	Height		If adjacent to a residential district	If not adjacent to a residential district		
	*		25'	5′		
Over 25' or   Over 200 sq. ft.   40'	Over 25' or	Over 200 sq. ft.	40′	25'		

### Notes

<sup>(1)</sup> See §157.405(C) (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions

# (F) Development Standards

(1) The standards in the following table shall apply in the SC **district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

	SC SHOP	PING CENTER DEVELOPN		T STANDARDS
		Height (maximum) (1	)	
Primary or accessory building or structure 40'75'				
		Front yard		
Non-through le	ot			50′
Through lot				50' at each end of the lot
		nmercial or industrial tback adjacent to the lot	an e	new <b>primary building</b> or an <b>addition</b> to existing <b>primary building</b> may meet the nallest existing nonconforming <b>setback</b>
		Side yard (interior lot	t)	
		Primary building		
F	Height	If adjacent to a residential distr	ict	If not adjacent to a residential distric
U	p to 30'	40′		25′
C	Over 30'	50′		40′
		Accessory building or stru	ıctur	e
Height	Size	If adjacent to a residential distr	ict	If not adjacent to a residential district
Up to 25' and	Up to 200 sq. ft.	25′		5′
Over 25' or	Over 200 sq. ft.	25′		25′
		Side yard (corner lot	)	
Primary build	ling — corner lot s	treet side yard		25′
Accessory bui	lding — corner lot	street side yard		25′
		Rear yard		
		Primary building		
Height		If adjacent to a residential distr	ict	If not adjacent to a residential distric
Up to 30'		40′		10'
Over 30'		50′		40'
	ı	Accessory building or str		
Height	Size	If adjacent to a residential distr	ict	If not adjacent to a residential distric
Up to 25' and	Up to 200 sq. ft.	25′		5′
Over 25' or	Over 200 sq. ft.	40′		25′

<sup>(1)</sup> See §157.405(C) (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions

# (E) Development Standards

(1) The standards in the following table shall apply in the C3 **district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

C3 GENERAL COMMERCIAL DEVELOPMENT STANDARDS					
Height (maximum) (1)					
Primary or acc	cessory building or	structure	4 <del>0</del> ′ <u>75′</u>		
		Front yard			
Non-through lo	ot		35'		
Through lot			35' at each end of the <b>lot</b>		
	kisting primary com ont setback adjace	mercial or industrial <b>building</b> (s)  nt to the lot	A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>		
		Side yard (interior lot)			
		Primary building			
Height		If adjacent to a residential district			
Up to 30'		40′	25'		
Over 30'		50'	40′		
	T	Accessory building or structu			
Height	Size	If adjacent to a residential district	- i		
Up to 25' and	Up to 200 sq. ft.	25'	5′		
Over 25' or	Over 200 sq. ft.	25'	25′		
		Side yard (corner lot)			
	ling – corner lot sti		25'		
Accessory bui	lding – corner lot s		25'		
		Rear yard			
		Primary building			
Height		If adjacent to a residential district			
Up to 30'		40'	10'		
Over 30'		50'	40′		
	1 1	Accessory building or struct			
Height	Size	If adjacent to a residential district	*		
Up to 25' and	Up to 200 sq. ft.	25'	5′		
Over 25' or	Over 200 sq. ft.	40′	25′		

## Notes:

<sup>(1)</sup> See §157.405(C) (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions

# **Development Standards**

The standards in the following table shall apply in the C4 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

	C4 INTENS	IVE COMMERCIAL DEVELOP	MENT STANDARDS		
	Height (maximum) (1)				
Primary or a	accessory building	or structure	40'75'		
v	, o	Front yard			
Non-through	lot	<i>J</i>	35'		
Through lot			35' at each end of the <b>lot</b>		
		ommercial or industrial <b>building</b> (s)	A new <b>primary building</b> or an <b>addition</b> to		
	front setback adja		an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>		
		Side yard (interior lot)			
		Primary building			
Height		If adjacent to a residential district	If not adjacent to a residential district		
Up to 30'		40′	25'		
Over 30'		50′	40'		
		Accessory building or struct	ıre		
Height	Size	If adjacent to a residential district	If not adjacent to a residential district		
Up to 25' and	Up to 200 sq. ft.	25′	5'		
Over 25' or	Over 200 sq. ft.	25′	25'		
		Side yard (corner lot)			
Primary bui	ilding – corner lot	street side yard	25'		
Accessory b	uilding or structur	e – corner lot street side yard	25'		
		Rear yard			
		Primary building			
Height		If adjacent to a residential district	If not adjacent to a residential district		
Up to 30'		40′	10'		
Over 30' 50'			40'		
		Accessory building or struct			
Height	Size	If adjacent to a residential district	If not adjacent to a residential district		
Up to 25' and	Up to 200 sq. ft.	25′	5'		
Over 25' or	Over 200 sq. ft.	40′	25'		
Notes:					

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay Districts) for additional restrictions

# (E) Development Standards

(1) The standards in the following table shall apply in the UC **district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

UC URBAN CORRIDOR DEVELOPMENT STANDARDS			
Height (maximum) (1)			
Primary building (2)	<del>60′</del> <u>80′</u>		
Accessory building or structure (3)	<del>60</del> ′ <u>80′</u>		
Front yard			
Primary buildings and structures (4)	0' minimum 10' maximum		
Side yard <sup>(4)</sup>			
Accessory and primary buildings and structures – interior side yard	0' minimum		
Accessory and primary buildings and structures – corner lot side street	0' minimum 20' maximum		
Rear yard			
Primary building	25'		
Accessory building or structure	25′ (4)		

## Notes:

- (1) See §157.405(C) (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions
- (2) New primary structures shall be a minimum of 20'. in height have two occupiable stories
- (3) Accessory structures shall not exceed 25% of the ground floor area of the primary building
- (4) Accessory buildings or structures shall be located on the side of or to the rear of the primary building (if located on the side of the building, the accessory building or structure shall be located no closer to the front lot line than the primary building)

# (E) Development Standards

(1) The standards in the following table shall apply in the **BTI district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

BTI BUSIN	ESS, TECHNOI	LOGY, AND INDUSTRIAL PAR Height (maximum) (1)	RK DEVELOPMENT STANDARDS		
Primary or accessory building or structure 40'75'					
		Front yard			
Non-through	lot		50'		
Through lot			50' at each end of the <b>lot</b>		
	existing primary confront setback adjac	nmercial or industrial <b>building</b> (s) ent to the lot	A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>		
		Side yard (interior lot)			
		Primary building			
Height		If adjacent to a residential district	If not adjacent to a residential district		
Up to 30'		25'	10'		
Over 30'		50′	25′		
	,	Accessory building or structu			
Height	Size	If adjacent to a residential district	If not adjacent to a residential district		
Up to 25' and	Up to 200 sq. ft.	25'	5'		
Over 25' or	Over 200 sq. ft.	25'	25′		
		Side yard (corner lot)			
	ding – corner lot st		25'		
Accessory bu	ilding or structure	– corner lot street side yard	25'		
		Rear yard			
		Primary building			
Height		If adjacent to a residential district			
Up to 30'		25′	10'		
Over 30'		50'	25'		
	1	Accessory building or struct			
Height	Size	If adjacent to a residential district			
Up to 25' and	Up to 200 sq. ft.	25′	5'		
Over 25' or	Over 200 sq. ft.	40′	25'		

### Notes

<sup>(1)</sup> See §157.405(C) in (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions

# **Development Standards**

The standards in the following table shall apply in the I1 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

	I1 LIMITI	ED INDUSTRIAL DEVELOPM Height (maximum) (1)	ENT STANDARDS
Primary or ac	cessory <b>building</b> or		<del>50'</del> 75'
,	, ,	Front yard	<del>-</del>
Non-through	lot		25'
Through lot			25' at each end of the <b>lot</b>
	existing primary confront setback adjac	A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>	
		Side yard (interior lot)	
		Primary building	
Height		If adjacent to a residential distric	If not adjacent to a residential district
Up to 30'		25′	10'
Over 30'		50′	25'
		Accessory building or struct	
Height	Size	If adjacent to a residential distric	•
Up to 25' and	Up to 200 sq. ft.	25′	5'
Over 25' or	Over 200 sq. ft.	25'	25'
		Side yard (corner lot)	
Primary buil	ding – corner lot s	treet side yard	25'
Accessory bu	ilding or structure	- corner lot street side yard	25′
		Rear yard	
		Primary building	
Height		If adjacent to a residential distric	If not adjacent to a residential district
Up to 30'		25′	10'
Over 30'		50′	25′
		Accessory building or struct	ture
Height	Size	If adjacent to a residential distric	t If not adjacent to a residential district
Up to 25' and	Up to 200 sq. ft.	25'	5′
Over 25' or	Over 200 sq. ft.	40′	25'
Notes:	•		·

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay Districts) for additional restrictions

### (E) **Development Standards**

The standards in the following table shall apply in the I2 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

25' 25' at each end of the lot  A new primary building or an addition to an existing primary building may meet the smallest existing nonconforming setback  If not adjacent to a residential district  10' 25' ture  If not adjacent to a residential district  If not adjacent to a residential district
25' 25' at each end of the lot  A new primary building or an addition to an existing primary building may meet the smallest existing nonconforming setback  et If not adjacent to a residential district  10' 25' ture
25' at each end of the lot  A new primary building or an addition to an existing primary building may meet the smallest existing nonconforming setback  et If not adjacent to a residential district  10' 25'  ture
25' at each end of the lot  A new primary building or an addition to an existing primary building may meet the smallest existing nonconforming setback  et If not adjacent to a residential district  10' 25'  ture
A new primary building or an addition to an existing primary building may meet the smallest existing nonconforming setback  If not adjacent to a residential district  10' 25' ture
10' 25' ture
10' 25' ture
10' 25' ture
ture 25'
ture
et If not adjacent to a residential district
5′
25'
25'
25′
et If not adjacent to a residential district
10'
25'
cture
et If not adjacent to a residential district
5′
1

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay Districts) for additional restrictions

# (O) Residential Impact Mitigation

All development must comply with the landscaping, screening, and buffering requirements in §157.408. To provide additional buffering and mitigation for residential uses, if proposed development on a lot or parcel adjacent to an AR, R1, R2, R3, RP, MHS, or MHP zoning district includes development other than a single family or two family dwelling, the plan shall comply with the following additional standards.

- (1) Additional Height Standards
  - No primary buildings sections or structures sections exceeding 30 feet in height shall be located within 50 feet of the A, R, or MH district property line.
  - (a)(b) Except DC, DE and UC Zoning Districts, no building sections or structure sections exceeding 60 feet in height shall be located within 100 feet of the A, R, or MH district property line.
- (2) Landscaping, Screening and Buffering
  - (a) Outdoor display or storage areas, including vehicle storage areas and drive-through lanes shall meet the minimum primary building setback.
  - (b) If the **mitigation** requirements of this §157.404(O) conflict with the screening and buffering requirements of §157.408, the standard requiring more screening and buffering shall apply.
- (P) Sanitary Sewer

Public sanitary sewer facilities in compliance with the standards and specifications of the applicable reviewing agency shall be provided to serve the proposed development; for primary plats and Development Plans, evidence that public sanitary sewer is available and has adequate capacity to serve the development shall be provided.

(Q) Signs

All development shall comply with the sign regulations applicable to that zoning district and type of development as set forth in §157.409.

(R) Site Lighting

Exterior lighting for all development other than single family and two family dwellings shall comply with the standards in subsection (2) below unless exempted pursuant to subsection (1) below.

(1) Exceptions

The following types of lighting are not subject to the requirements of this §157.404(R):

- (a) Public street and right-of-way lighting;
- (b) Lighting required and regulated by the **Federal Aviation Administration**;
- (c) Lighting for a special area, **district**, **street** or **building** that, according to an adopted **City** ordinance, requires special lighting aesthetics as part of its physical character;
- (d) Except for the portion of the property adjoining a **street right-of-way**, where nonresidential **development** is proposed **adjacent** to **residential districts**, zero footcandles of light may be emitted by the nonresidential **development** along the property line with the **residential district**;
- (e) Temporary decorative seasonal lighting;

# **FACT SHEET**

Case #ZORD-2024-0006 Bill # G-24-10-21 Project Start: October 2024

PROPOSAL: Petition ZORD-2024-0006, Amendments to Section 157 of Fort

Wayne Code – Height Standards

APPLICANT: Fort Wayne Plan Commission

REQUEST: To adopt an amendment to the Fort Wayne Zoning Ordinance,

which amends or repeals and replaces the text of the following

Sections:

Section 157.200 (Zoning Districts)

Section 157.400 (Additional General Standards)

AFFECTED AREA: Fort Wayne planning jurisdiction

COUNCIL DISTRICT: All

SPONSOR: City of Fort Wayne Plan Commission

# November 4, 2024 Public Hearing

- No one spoke in support or with concerns.
- Rachel Tobin-Smith, Paul Sauerteig, and Amos Norman were absent.

# November 18, 2024 Business Meeting

# Plan Commission Recommendation: DO PASS

A motion was made by Paul Sauerteig and seconded by Karen Richards to return the ordinance with a Do Pass recommendation to Common Council for their final decision.

9-0 MOTION PASSED

Fact Sheet Prepared by: Karen Couture, Associate Land Use Planner December 2, 2024

# PROJECT SUMMARY

This public hearing is to increase the maximum height of certain zoning districts to align with current common development practices and to protect neighborhoods from new potentially taller development. A height analysis of Plan Commission waivers and Board of Zoning Appeals Development Standard Variances from 2014 to present was performed to create the proposed changes.

This set of Height amendments is proposed to:

- 1) Implement policies and action steps of the All In Allen Comprehensive Plan.
- 2) Align current zoning district height standards with common development practices.
- 3) Protect neighborhoods from new development through increased residential impact mitigation standards.

A summary of the proposed 2024 Height amendments is attached; the proposed effective date is March 1, 2025. To maintain alignment with Allen County and Fort Wayne, the Grabill, Huntertown, Monroeville and Woodburn ordinances may also be amended.

# **PUBLIC HEARING SUMMARY:**

Presenter: Dave Schaab, Senior Planner for Special Projects, presented the request as outlined above.

**Public Comments:** 

None

# FORT WAYNE PLAN COMMISSION • FINDINGS OF FACT

# ZORD-2024-0006 - Height Standards

Amendment to Chapter 157 of the Fort Wayne City Code

APPLICANT:

Fort Wayne Plan Commission

**REQUEST:** 

To adopt an amendment to the Fort Wayne Zoning Ordinance, which

amends or repeals and replaces the text of the following Sections:

Section 157.200 (Zoning Districts)

Section 157.400 (Additional General Standards)

AFFECTED AREA: Fort Wayne planning jurisdiction

The Plan Commission recommends that Zoning Ordinance Amendment ZORD-2024-0006 be returned to Council with a "Do Pass" recommendation.

These findings approved by the Fort Wayne Plan Commission on November 18, 2024.

**Executive Director** 

Secretary to the Commission

# 2024 Allen County and Fort Wayne Zoning Ordinance Height Amendments Summary

This set of Height amendments is proposed to:

- 1) Implement policies and action steps of the All In Allen Comprehensive Plan.
- 2) Align current zoning district height standards with common development practices.
- 3) Protect neighborhoods from new development through increased residential impact mitigation standards.

A summary of the proposed 2024 Height amendments is below; the proposed effective date is March 1, 2025. To maintain alignment with Allen County and Fort Wayne, the Grabill, Huntertown, Monroeville and Woodburn ordinances may also be amended.

A height analysis of Plan Commission waivers and Board of Zoning Appeals Development Standard Variances from 2014 to present was performed to create the proposed changes.

	Summary of Amendments						
No.	Keyword/Reference AC/FW	Issue	Proposed Amendments				
DS 1	Development Standards FW (41 and 49) AC (45)	157.208 (E) (1) / 3-2-8-5 (a) Proposed increase of height maximum from 40' to 60' in Multiple Family and Planned residential zoning districts to align with common development practices of multi family buildings.	Changed "40" to "60" as the primary building height maximum in the development standards table of the R3 and RP zoning districts.				
DS 2	Development Standards FW (67 et al) AC (62 et al)	157.212 (E) (1) / 3-2-12-5 (a) Proposed increase of height maximum to 75' in commercial and industrial zoning districts to align with common development practices of commercial/industrial buildings.	Changed "40" to "75" as the primary building height maximum in the development standards table of the C1, C2, NC, SC, C3, C4, and BTI zoning districts.  Changed "50" to "75" as the primary building height maximum in the development standards table of the I1 and I2 zoning districts.				
DS 3	Development Standards FW (134l)	157.220 (E) (1) Align height maximum of urban corridor zoning district with the downtown edge zoning district.	Changed "60' "to "80' "as the primary building height maximum in the development standards table of the UC zoning district.				
DDS 1	Development Design Standards FW (213) AC (182)	157.404 (O) (1)/3-4-4-15 (a) There was confusion related to the use of the word <b>district</b> in the Additional Height Standards section under Residential Impact Mitigation.	Changed Additional Height Standards to "No <b>building</b> sections or <b>structure</b> sections exceeding 30 feet in heigh shall be located within 50 feet of an A, R, MH <b>district property line</b> ."				

	Summary of Amendments						
No.	Keyword/Reference AC/FW	Issue	Proposed Amendments				
DDS 2	Development Design Standards FW (213)	157.404 (O) (1) Additional standards are proposed to mitigate increased height maximums when adjacent to agricultural, residential, and manufactured home districts.	Added, "Except DC, DE and UC Zoning Districts, no <b>building</b> sections or <b>structure</b> sections exceeding 60 feet in height shall be located within 100 feet of the A, R, or MH <b>district property line</b> .				
DDS 3	Development Design Standards AC (182)	3-4-4-15 (a) Additional standards are proposed to mitigate increased height maximums when adjacent to agricultural, residential, and manufactured home districts.	Added, "No <b>building</b> sections or <b>structure</b> sections exceeding 60 feet in height shall be located within 100 feet of the A, R, or MH <b>district property line</b> .				

# (E) Development Standards

(1) The standards in the following table shall apply in the R3 **district**; all standards are minimum standards unless otherwise noted (the table continues onto the next page).

R3 MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT STANDARDS			
Single femily develling	J	Building size (square feet)	0 (1)
Single family dwelling Accessory structures			ess than the <b>primary building</b>
ř	ımbo	r of buildings permitted on a lo	
		rimary <b>residential building</b> per l nonresidential buildings are per	
iviuitipie prii	пагу	Height (maximum) (2)	initied per lot
A agassamy building			51
Accessory building			5'
Primary building		•	<u>460'</u>
	D.4	Lot area (square feet)	Add the LC's als Es at LD all's a
	Det	ached Single Family Dwelling	Attached Single Family Dwelling
Public sewer (interior lot)		6,000	3,000
Public sewer (corner lot) Private sewage disposal		8,500	6,000 (2 acres)
	:1.4:.	·	
Lot width (at front b		ng line and at front lot line unle	
D 11' ('.4	Det	ached Single Family Dwelling	Attached Single Family Dwelling
Public sewer (interior lot)		50' (25' at <b>front lot line</b> )	25′
Public sewer (corner lot)		70′	50'
Private sewage disposal			20'
Disc. 17		Front yard (3)	
Platted lot		25' (or platted <b>building</b> lin	ne setback, whichever is greater)
Unplatted lot if adjacent to: Arterial/collector street		115/541	
Local or private street		115' from the centerline of the <b>street</b> 25' from the <b>street right-of-way</b>	
PC-approved easement		30' from the easement	
Flag Lot		30 Hom	30'
Flag Lot		Flag lots shall have two (2) re	equired front yards (see definition of
			ine, front)
Through lot			on the <b>street</b> classification/type the
		yard is adjac	cent to, except that:
		• If no access is permitted to th	e rear of the <b>lot,</b> then a detached
		accessory structure shall be permitted as set forth below, and a	
		fence shall be permitted with no setback; or	
		• If access is permitted to the rear of the <b>lot</b> , then a detached	
		accessory structure shall be permitted with a 10' setback and a	
		<b>fence</b> shall be permitted with	
If there is an existing residence on an		1	d shall be the smallest existing
adjacent parcel on the same side of the	ne	nonconforming setbac	ck on the adjacent parcel(s)
<b>street</b> with a nonconforming front <b>setback</b> , and the existing residence is			
within 300' of the proposed residence			
within 500 of the proposed residence			

# (E) Development Standards

(1) The standards in the following table shall apply in the RP **district**; all are minimum standards unless otherwise noted (the table continues onto the next page).

RP PLANNED RESIDENTIAL DEVELOPMENT STANDARDS  Building size (square feet)			
Single family dwelling	_		0 (1)
Accessory structures		, ,	ess than the <b>primary building</b>
· ·	umbe	r of buildings permitted on a lo	
		rimary residential building per l	
		nonresidential buildings are per	
		Height (maximum) (2)	
Accessory building		2	5'
Primary building		40	4 <u>60′</u>
		Lot area (square feet)	
	Det	ached Single Family Dwelling	Attached Single Family Dwelling
Public sewer (interior lot)		6,000	3,000
Public sewer (corner lot)		8,500	6,000
Private sewage disposal		87,120	(2 acres)
Lot width (at front b	uildir	ng line and at front lot line unle	ess otherwise stated)
	Det	ached Single Family Dwelling	Attached Single Family Dwelling
Public sewer (interior lot)		50' (25' at front lot line)	25'
Public sewer (corner lot)		70′	50'
Private sewage disposal		12	20'
		Front yard (3)	
Platted <b>lot</b>	•		
Unplatted <b>lot</b> if <b>adjacent</b> to:		\ 1	, , ,
Arterial/collector street		115' from the c	enterline of the <b>street</b>
Local or private street		25' from the	street right-of-way
PC-approved easement		30' from	the easement
Flag Lot			30'
			equired front yards (see definition of ine, front)
Through lot		I	on the <b>street</b> classification/type the <b>cent</b> to, except that:
			_
		• If no access is permitted to the rear of the <b>lot</b> , then a detached <b>accessory structure</b> shall be permitted as set forth below, and a	
		fence shall be permitted with	•
		• If access is permitted to the rear of the <b>lot</b> , then a detached	
			permitted with a 10' <b>setback</b> and a
		fence shall be permitted with	
If there is an existing residence on an <b>adjacent parcel</b> on the same side of the	ne		d shall be the smallest existing ck on the adjacent parcel(s)
street with a nonconforming front			<b>v i</b> (/
<b>setback</b> , and the existing residence is			
within 300' of the proposed residence			

# **Development** Standards

The standards in the following table shall apply in the C1 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

C1 PROFES	SSIONAL OFFIC	EE AND PERSONAL SERVICES	DEVELOPMENT STANDARDS			
	Height (maximum) (1)					
Primary or acces	ssory <b>building</b> or <b>st</b> i		4 <del>0</del> ′ <u>75′</u>			
		Front yard				
Non-through lot			25'			
Through lot			25' at each end of the <b>lot</b>			
	sting primary commack adjacent to the	A new primary building or an addition to an existing primary building may meet the smallest existing nonconforming setback				
		Side yard (interior lot)				
		Primary building				
Height		If adjacent to a residential district	If not adjacent to a residential district			
Up to 30'		25'	10′			
Over 30'		50′	25′			
		Accessory building or structure				
Height	Size	If adjacent to a residential district	If not adjacent to a residential district			
Up to 25' and	Up to 200 sq. ft.	25′	5′			
Over 25' or	Over 200 sq. ft.	25′	25′			
		Side yard (corner lot)				
Primary build	ing – corner lot str	eet side yard	25′			
Accessory buil	ding – corner lot s	treet side yard	25′			
		Rear yard				
		Primary building				
Height		If adjacent to a residential district	If not adjacent to a residential district			
Up to 30'		25'	10'			
Over 30'		50′	25'			
		Accessory building or structure				
Height	Size	If adjacent to a residential district	If not adjacent to a residential district			
Up to 25' and	Up to 200 sq. ft.	25'	5′			
Over 25' or	Over 200 sq. ft.	40'	25'			

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay **Districts**) for additional restrictions

### (F) **Development Standards**

The standards in the following table shall apply in the C2 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

C2 LIMITED COMMERCIAL DEVELOPMENT STANDARDS  Height (maximum) (1)					
Primary or acce	Primary or accessory <b>building</b> or <b>structure</b> 40'75'				
J	,	Front yard		- <del></del>	
Non-through <b>lo</b>	Non-through <b>lot</b> 25'				
Through lot				25' at each end of the <b>lot</b>	
with a lesser front setback adjacent to the lot an existing primary building may me			new <b>primary building</b> or an <b>addition</b> to existing <b>primary building</b> may meet the nallest existing nonconforming <b>setback</b>		
		Side yard (interior lot)			
		Primary building			
Height		If adjacent to a residential distric	et	If not adjacent to a residential district	
Up to 30'		25′		10'	
Over 30'		50′		25′	
		Accessory building or struct	ure		
Height	Size	If adjacent to a residential distric	et	If not adjacent to a residential district	
Up to 25' and	Up to 200 sq. ft.	25′		5′	
Over 25' or	Over 200 sq. ft.	25′		25′	
		Side yard (corner lot)			
•	ing – corner lot stre	*		25′	
Accessory buil	lding – corner lot st	reet side yard		25'	
		Rear yard			
Primary building					
Height		If adjacent to a residential distric	et	If not adjacent to a residential district	
Up to 30'		25'		10'	
Over 30'		50′		25'	
		Accessory building or struct			
Height	Size	If adjacent to a residential distric	et	If not adjacent to a residential district	
Up to 25' and	Up to 200 sq. ft.	25'		5′	
Over 25' or Notes:	Over 200 sq. ft.	40′		25'	

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay **Districts**) for additional restrictions

# (F) Development Standards

(1) The standards in the following table shall apply in the NC **district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

If there is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Up to 30' 40' 25'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  Over 25' or Over 200 sq. ft. 25' 5'  Side yard (corner lot)  Primary building — corner lot street side yard 25'  Accessory building — corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district If not adjacent to a residential district If not adjacent to a residential district Accessory building — corner lot street side yard 25'  Accessory building — corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential Up to 30' 40' 10'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  The primary building or structure If not adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  The primary building or structure If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'	NC NEIGHBORHOOD CENTER DEVELOPMENT STANDARDS					
Non-through lot   50'   50'   at each end of the lifthere is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot   A new primary building or an existing primary building is smallest existing nonconforming nonconforming smallest existing nonconforming smallest existing nonconforming smallest existing nonconforming nonconforming nonconforming smallest existing nonconforming nonc	Height (maximum) (1)					
Non-through lot  Through lot  Through lot  If there is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height  If adjacent to a residential district Up to 30'  Accessory building or structure  Height  Size  If adjacent to a residential district Up to 25' and Up to 200 sq. ft.  Over 20'  Primary building or structure  Height  Primary building or structure  Height  Size  If adjacent to a residential district Up to 25' and Up to 200 sq. ft.  25'  Over 25'  Through of the individual or structure  Side yard (corner lot)  Primary building - corner lot street side yard Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Accessory building - corner lot street side yard  Begin to a residential district or a residential distri	Primary or a	Primary or accessory building or structure 40'75'				
Through lot  If there is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height  If adjacent to a residential district Up to 30'  Accessory building or structure  Height  Size  If adjacent to a residential district Up to 25'  Over 30'  Accessory building or structure  Height  Size  If adjacent to a residential district Up to 25'  Over 25' or  Over 20'  Side yard (corner lot)  Primary building - corner lot street side yard Accessory building - corner lot street side yard  Accessory building  Height  If adjacent to a residential district If not adjacent			Front yard			
If there is an existing primary commercial or industrial building(s) with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height If adjacent to a residential district Up to 30' 40' 25' Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25' Over 25' Over 25' Over 20' sq. ft. 25'  Side yard (corner lot)  Primary building - corner lot street side yard 25'  Accessory building - corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjac	Non-through	lot		50′		
with a lesser front setback adjacent to the lot  Side yard (interior lot)  Primary building  Height If adjacent to a residential district Up to 30' 40' 25' Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25' Over 25' or Over 200 sq. ft. 25' 5'  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building – corner lot street side yard 25'  Rear yard  Height If adjacent to a residential district If not adjacent to a residential district The primary building – corner lot street side yard 25'  Rear yard  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Height If adjacent to a residential district If not adjacent to a residential up to 30' 40' 10' Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential up to 25' and Up to 200 sq. ft. 25' 5'	Through lot			50' at each end of the lot		
Height				A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>		
Height			Side yard (interior lot)			
Up to 30'  Over 30'  Accessory building or structure  Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25'  Over 25' or Over 200 sq. ft. 25'  Side yard (corner lot)  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Up to 30'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Up to 30'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential district Up to 20' sq. ft. 25'  Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'			Primary building			
Over 30'  Accessory building or structure  Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25'  Over 25' or Over 200 sq. ft. 25'  Side yard (corner lot)  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential Up to 30'  Over 30'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  Side yard (corner lot)  Side yard (corner lot)  Accessory building  Accessory building  If not adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'  Side yard (corner lot)  Accessory building  If not adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'	Height		If adjacent to a residential district	If not adjacent to a residential district		
Height   Size   If adjacent to a residential district   If not adjacent to a residential	-		40′	25'		
Height Size If adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25' 5'  Over 25' or Over 200 sq. ft. 25' 25'  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Up to 30' 40' 10'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a r	Over 30'		50′	40′		
Up to 25' and Up to 200 sq. ft. 25' 5'  Over 25' or Over 200 sq. ft. 25'  Side yard (corner lot)  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential district Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential district Size Size Size Size Size If adjacent to a residential district If not adjacent to a residential district Size Size Size Size Size Size Size Size			Accessory building or structu			
Over 25' or Over 200 sq. ft. 25'  Side yard (corner lot)  Primary building – corner lot street side yard 25'  Accessory building – corner lot street side yard 25'  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a resident Up to 30' 40' 10'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a resident Up to 25' and Up to 200 sq. ft. 25'  Side yard (corner lot)  Rear yard  15'  16 not adjacent to a residential district If not adjacent to a residential district Up to 25' and Up to 200 sq. ft. 25'	Height		If adjacent to a residential district	If not adjacent to a residential district		
Side yard (corner lot)  Primary building – corner lot street side yard  Accessory building – corner lot street side yard  Primary building  Height  If adjacent to a residential district  Up to 30'  Accessory building or structure  Height  Size  If adjacent to a residential district  Up to 25' and  Up to 200 sq. ft.  Side yard (corner lot)  25'  Rear yard  Primary building  If not adjacent to a residential district  Size  Up to 25' and  Up to 200 sq. ft.  Size	Up to 25' and		25'	5′		
Primary building – corner lot street side yard  Accessory building – corner lot street side yard  Primary building  Height  If adjacent to a residential district Up to 30'  Over 30'  Accessory building or structure  Height  Size  If adjacent to a residential district If not adjacent to a residential district Up to 25' and Up to 200 sq. ft.  25'  Rear yard  If not adjacent to a residential district Up to 25' and Up to 200 sq. ft.  25'	Over 25' or	Over 200 sq. ft.		25'		
Accessory building – corner lot street side yard  Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a residential Up to 30'  Over 30'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft.  25'  Rear yard  10'  10'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft.			Side yard (corner lot)			
Rear yard  Primary building  Height If adjacent to a residential district If not adjacent to a resident Up to 30' 40' 10' Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a resident Up to 25' and Up to 200 sq. ft. 25' 5'	•		*	25′		
Height If adjacent to a residential district If not adjacent to a residential Up to 30' 40' 10'  Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25' 5'	Accessory bu	ıilding — corner lot		25'		
Height If adjacent to a residential district If not adjacent to a resident to a reside			·			
Up to 30'  Over 30'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft.  25'  10'  40'  10'  40'  50'  50'  51'						
Over 30' 50' 40'  Accessory building or structure  Height Size If adjacent to a residential district If not adjacent to a resident Up to 25' and Up to 200 sq. ft. 25' 5'	_	_	If adjacent to a residential district	If not adjacent to a residential district		
Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'	Up to 30'	_	40′	10'		
Height Size If adjacent to a residential district If not adjacent to a residential Up to 25' and Up to 200 sq. ft. 25'	Over 30'		50′	40′		
Up to 25' and Up to 200 sq. ft. 25' 5'				ture		
	Height		If adjacent to a residential district	If not adjacent to a residential district		
	*		25'	5′		
Over 25' or   Over 200 sq. ft.   40'	Over 25' or	Over 200 sq. ft.	40′	25'		

### Notes

<sup>(1)</sup> See §157.405(C) (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions

# (F) Development Standards

(1) The standards in the following table shall apply in the SC **district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

	SC SHOP	PING CENTER DEVELOPN		T STANDARDS	
Height (maximum) (1)					
Primary or accessory building or structure 40'75'					
		Front yard			
Non-through <b>lot</b> 50'				50′	
Through lot				50' at each end of the lot	
building(s) with a lesser front setback adjacent to the lot an existing primary building may			new <b>primary building</b> or an <b>addition</b> to existing <b>primary building</b> may meet the nallest existing nonconforming <b>setback</b>		
		Side yard (interior lot	t)		
		Primary building			
F	Height	If adjacent to a residential distr	ict	If not adjacent to a residential distric	
U	p to 30'	40′		25′	
C	Over 30'	50′		40′	
		Accessory building or stru	ıctur	e	
Height	Size	If adjacent to a residential distr	ict	If not adjacent to a residential district	
Up to 25' and	Up to 200 sq. ft.	25′		5′	
Over 25' or	Over 200 sq. ft.	25′		25′	
		Side yard (corner lot	)		
Primary build	ling — corner lot s	treet side yard		25′	
Accessory bui	lding — corner lot	street side yard		25′	
		Rear yard			
		Primary building			
Height		If adjacent to a residential distr	ict	If not adjacent to a residential distric	
Up to 30'		40′		10'	
Over 30'		50′		40'	
Accessory building or structure					
Height	Size	If adjacent to a residential distr	ict	If not adjacent to a residential distric	
Up to 25' and	Up to 200 sq. ft.	25′		5′	
Over 25' or	Over 200 sq. ft.	40′		25′	

<sup>(1)</sup> See §157.405(C) (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions

# (E) Development Standards

(1) The standards in the following table shall apply in the C3 **district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

C3 GENERAL COMMERCIAL DEVELOPMENT STANDARDS					
Height (maximum) (1)					
Primary or acc	Primary or accessory building or structure 40'75'				
		Front yard			
Non-through lo	ot		35'		
Through lot			35' at each end of the <b>lot</b>		
	kisting primary com ont setback adjace	mercial or industrial <b>building</b> (s)  nt to the lot	A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>		
		Side yard (interior lot)			
		Primary building			
Height		If adjacent to a residential district			
Up to 30'		40′	25'		
Over 30'		50'	40′		
	T	Accessory building or structu			
Height	Size	If adjacent to a residential district	- i		
Up to 25' and	Up to 200 sq. ft.	25'	5′		
Over 25' or	Over 200 sq. ft.	25'	25′		
		Side yard (corner lot)			
	ling – corner lot sti		25'		
Accessory bui	lding – corner lot s		25'		
		Rear yard			
		Primary building			
Height		If adjacent to a residential district			
Up to 30'		40'	10'		
Over 30'		50'	40′		
	1 1	Accessory building or struct			
Height	Size	If adjacent to a residential district	*		
Up to 25' and	Up to 200 sq. ft.	25'	5′		
Over 25' or	Over 200 sq. ft.	40′	25′		

## Notes:

<sup>(1)</sup> See §157.405(C) (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions

# **Development Standards**

The standards in the following table shall apply in the C4 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

C4 INTENSIVE COMMERCIAL DEVELOPMENT STANDARDS					
	Height (maximum) (1)				
Primary or a	accessory building	or structure	40'75'		
v	, o	Front yard			
Non-through	lot	, , , , ,	35'		
Through lot			35' at each end of the <b>lot</b>		
		ommercial or industrial <b>building</b> (s)	A new <b>primary building</b> or an <b>addition</b> to		
	front setback adja		an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>		
		Side yard (interior lot)			
		Primary building			
Height		If adjacent to a residential district	If not adjacent to a residential district		
Up to 30'		40′	25'		
Over 30'		50′	40'		
		Accessory building or struct	ıre		
Height	Size	If adjacent to a residential district	If not adjacent to a residential district		
Up to 25' and	Up to 200 sq. ft.	25′	5'		
Over 25' or	Over 200 sq. ft.	25′	25'		
		Side yard (corner lot)			
Primary bui	ilding – corner lot	street side yard	25'		
Accessory b	uilding or structur	e – corner lot street side yard	25'		
		Rear yard			
		Primary building			
Height		If adjacent to a residential district	If not adjacent to a residential district		
Up to 30'		40′	10'		
Over 30'		50′	40'		
		Accessory building or struct			
Height	Size	If adjacent to a residential district	If not adjacent to a residential district		
Up to 25' and	Up to 200 sq. ft.	25′	5'		
Over 25' or	Over 200 sq. ft.	40′	25'		
Notes:					

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay Districts) for additional restrictions

# (E) Development Standards

(1) The standards in the following table shall apply in the UC **district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

UC URBAN CORRIDOR DEVELOPMENT STANDARDS					
Height (maximum) (1)					
Primary building (2)	<del>60′</del> <u>80′</u>				
Accessory building or structure (3)	<del>60</del> ′ <u>80′</u>				
Front yard					
Primary buildings and structures (4)	0' minimum 10' maximum				
Side yard <sup>(4)</sup>	Side yard <sup>(4)</sup>				
Accessory and primary buildings and structures – interior side yard	0' minimum				
Accessory and primary buildings and structures – corner lot side street	0' minimum 20' maximum				
Rear yard					
Primary building	25'				
Accessory building or structure	25′ (4)				

## Notes:

- (1) See §157.405(C) (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions
- (2) New primary structures shall be a minimum of 20'. in height have two occupiable stories
- (3) Accessory structures shall not exceed 25% of the ground floor area of the primary building
- (4) Accessory buildings or structures shall be located on the side of or to the rear of the primary building (if located on the side of the building, the accessory building or structure shall be located no closer to the front lot line than the primary building)

# (E) Development Standards

(1) The standards in the following table shall apply in the **BTI district**; all standards are minimum standards unless otherwise noted (see also the permitted **yard** projections and additional location standards on the following page).

BTI BUSINESS, TECHNOLOGY, AND INDUSTRIAL PARK DEVELOPMENT STANDARDS  Height (maximum) (1)						
Primary or accessory building or structure			<del>40'</del> 75'			
		Front yard				
Non-through lot			50′			
Through lot			50' at each end of the <b>lot</b>			
If there is an existing primary commercial or industrial <b>building</b> (s) with a lesser front <b>setback adjacent</b> to the <b>lot</b>			A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>			
		Side yard (interior lot)				
Primary building						
Height		If adjacent to a residential district	If not adjacent to a residential district			
Up to 30'		25'	10'			
Over 30'		50′	25'			
		Accessory building or structu	re			
Height	Size	If adjacent to a residential district	If not adjacent to a residential district			
Up to 25' and	Up to 200 sq. ft.	25'	5'			
Over 25' or	Over 200 sq. ft.	25'	25′			
		Side yard (corner lot)				
Primary building – corner lot street side yard		25'				
Accessory building or structure – corner lot street side yard		25'				
		Rear yard				
		Primary building				
Height		If adjacent to a residential district	If not adjacent to a residential distric			
Up to 30'		25'	10'			
Over 30'		50′	25'			
Accessory building or structure						
Height	Size	If adjacent to a residential district	If not adjacent to a residential district			
Up to 25' and	Up to 200 sq. ft.	25'	5'			
Over 25' or	Over 200 sq. ft.	40′	25'			

### Notes

<sup>(1)</sup> See §157.405(C) in (**Development** Standards **Waivers** and Exceptions) for exceptions; §157.409 (**Signs**) for maximum **sign heights**; and §157.404(O) (Residential Impact **Mitigation**) and §157.411 (**Airport Overlay Districts**) for additional restrictions

# **Development Standards**

The standards in the following table shall apply in the I1 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

I1 LIMITED INDUSTRIAL DEVELOPMENT STANDARDS  Height (maximum) (1)						
Primary or accessory building or structure			<del>50'</del> 75'			
Front yard						
Non-through <b>lot</b>			25'			
Through lot			25' at each end of the <b>lot</b>			
If there is an existing primary commercial or industrial <b>building</b> (s) with a lesser front <b>setback adjacent</b> to the <b>lot</b>			A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing nonconforming <b>setback</b>			
		Side yard (interior lot)				
Primary building						
Height		If adjacent to a residential distric	If not adjacent to a residential district			
Up to 30'		25′	10'			
Over 30'		50′	25'			
		Accessory building or struct	ure			
Height	Size	If adjacent to a residential distric	t If not adjacent to a residential district			
Up to 25' and	Up to 200 sq. ft.	25′	5'			
Over 25' or	Over 200 sq. ft.	25'	25'			
		Side yard (corner lot)				
Primary buil	ding – corner lot s	treet side yard	25'			
Accessory building or structure – corner lot street side yard			25′			
		Rear yard				
		Primary building				
Height		If adjacent to a residential distric	If not adjacent to a residential district			
Up to 30'		25′	10'			
Over 30'		50′	25'			
Accessory building or structure						
Height	Size	If adjacent to a residential distric	t If not adjacent to a residential district			
Up to 25' and	Up to 200 sq. ft.	25'	5′			
Over 25' or	Over 200 sq. ft.	40′	25'			
Notes:	•		·			

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay Districts) for additional restrictions

### (E) **Development Standards**

The standards in the following table shall apply in the I2 district; all standards are minimum standards unless otherwise noted (see also the permitted yard projections and additional location standards on the following page).

assam huilding ar	Height (maximum) (1)					
	Height (maximum) (1)					
Primary or accessory building or structure 50'75'						
	Front yard					
•		25'				
. ,		25' at each end of the <b>lot</b>				
		A new <b>primary building</b> or an <b>addition</b> to an existing <b>primary building</b> may meet the smallest existing <b>nonconforming setback</b>				
Side yard (interior lot)						
Primary building						
	If adjacent to a residential district	If not adjacent to a residential district				
	25′	10'				
	50′	25'				
	Accessory building or structu	re				
Size	If adjacent to a residential district	If not adjacent to a residential district				
Up to 200 sq. ft.	25'	5'				
Over 200 sq. ft.	25′	25′				
	Side yard (corner lot)					
ng – corner lot str	eet side yard	25′				
ling or structure -	- corner lot street side yard	25'				
	Rear yard					
	Primary building					
	If adjacent to a residential district	If not adjacent to a residential district				
	25′	10'				
	50′	25'				
	Accessory building or struct	ure				
Size	If adjacent to a residential district	If not adjacent to a residential district				
Up to 200 sq. ft.	25'	5'				
Over 200 sq. ft.	40′	25′				
	Size Up to 200 sq. ft. Over 200 sq. ft. Ing – corner lot str ling or structure -  Size Up to 200 sq. ft.	Side yard (interior lot)  Primary building  If adjacent to a residential district  25'  Size  If adjacent to a residential district  Up to 200 sq. ft.  Over 200 sq. ft.  Side yard (corner lot)  Side yard  Accessory building  If adjacent to a residential district  25'  Side yard (corner lot)  Accessory building  If adjacent to a residential district  25'  Size  If adjacent to a residential district  25'  Accessory building or structure  Size  If adjacent to a residential district  25'				

<sup>(1)</sup> See §157.405(C) (Development Standards Waivers and Exceptions) for exceptions; §157.409 (Signs) for maximum sign heights; and §157.404(O) (Residential Impact Mitigation) and §157.411 (Airport Overlay Districts) for additional restrictions

# (O) Residential Impact Mitigation

All development must comply with the landscaping, screening, and buffering requirements in §157.408. To provide additional buffering and mitigation for residential uses, if proposed development on a lot or parcel adjacent to an AR, R1, R2, R3, RP, MHS, or MHP zoning district includes development other than a single family or two family dwelling, the plan shall comply with the following additional standards.

- (1) Additional Height Standards
  - No primary buildings sections or structures sections exceeding 30 feet in height shall be located within 50 feet of the A, R, or MH district property line.
  - (a)(b) Except DC, DE and UC Zoning Districts, no building sections or structure sections exceeding 60 feet in height shall be located within 100 feet of the A, R, or MH district property line.
- (2) Landscaping, Screening and Buffering
  - (a) Outdoor display or storage areas, including vehicle storage areas and drive-through lanes shall meet the minimum primary building setback.
  - (b) If the **mitigation** requirements of this §157.404(O) conflict with the screening and buffering requirements of §157.408, the standard requiring more screening and buffering shall apply.
- (P) Sanitary Sewer

Public sanitary sewer facilities in compliance with the standards and specifications of the applicable reviewing agency shall be provided to serve the proposed development; for primary plats and Development Plans, evidence that public sanitary sewer is available and has adequate capacity to serve the development shall be provided.

(Q) Signs

All development shall comply with the sign regulations applicable to that zoning district and type of development as set forth in §157.409.

(R) Site Lighting

Exterior lighting for all development other than single family and two family dwellings shall comply with the standards in subsection (2) below unless exempted pursuant to subsection (1) below.

(1) Exceptions

The following types of lighting are not subject to the requirements of this §157.404(R):

- (a) Public street and right-of-way lighting;
- (b) Lighting required and regulated by the **Federal Aviation Administration**;
- (c) Lighting for a special area, **district**, **street** or **building** that, according to an adopted **City** ordinance, requires special lighting aesthetics as part of its physical character;
- (d) Except for the portion of the property adjoining a **street right-of-way**, where nonresidential **development** is proposed **adjacent** to **residential districts**, zero footcandles of light may be emitted by the nonresidential **development** along the property line with the **residential district**;
- (e) Temporary decorative seasonal lighting;

1 #ZORD-2024-0006 2 BILL NO. G-24-10-21 3 ORDINANCE NO. Z-4 AN ORDINANCE amending Chapter 157 5 of the City of Fort Wayne Municipal Code 6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, 7 INDIANA: 8 SECTION 1. That the current Chapter 157 (Zoning Ordinance), Sections 157.208 through 9 157.209 (Zoning Districts), Sections 157.213 through 157.217 (Zoning Districts); Sections 10 157.221 through 157.223 (Zoning Districts); Section 157.404 (Development Design 11 Standards) are hereby amended as follows. 12 Amendment DS1 - 157.208(E)(1) and 157.209(E)(1) 13 Proposed increase of height maximum from 40' to 60' in Multiple Family and Planned 14 Residential zoning districts to align with common development practices of multifamily buildings; Changed " 40' " to " 60' " as the primary building height maximum in the 15 development standards table of the R3 and RP zoning districts. 16 Amendment DS2 - 157.212(E)(1) to 157.218(E)(1) and 157.221(E)(1) to 157.223(E)(1) Proposed increase of height maximum to 75' in commercial and industrial zoning districts to 17 align with common development practices of commercial/industrial buildings; Changed " 40' " to "75'" as the primary building height maximum in the development standards table of the 18 C1, C2, NC, SC, C3, C4, and BTI zoning districts. Changed "50' " to "75' " as the primary building height maximum in the development standards table of the I1 and I2 zoning districts. 19 20 Amendment DS3 - 157.220(E)(1) 21Align height maximum of urban corridor zoning district with the downtown edge zoning district; Changed " 60' " to " 80' " as the primary building height maximum in the development 22 standards table of the UC zoning district. 23 Amendment DDS1 - 157.404(O)(1) 24 Additional standards are proposed to mitigate increased height maximums when adjacent to 25 agricultural, residential, and manufactured home districts. Added, "Except DC, DE and UC Zoning Districts, no building sections or structure sections exceeding 60 feet in height shall 26 be located within 100 feet of the A, R, or MH district property line. 27 28 29

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1	Amendment DDS2 - 157.404(O)(1)					
2	There was confusion related to the use of the word district in the Additional Height Standards					
3	section under Residential Impact Mitigation. Changed Additions building sections or structure sections exceeding 30 feet in heigh	al Height Standards to "No				
4	feet of an A, R, MH district property line.					
5						
6	SECTION 2. That this Ordinance, after its passage and approve	al by the Mayor, shall be in				
7	full force and effect starting on March 1, 2025.					
8						
9						
10	ADDDOVED AS TO FORM AND LEGALITY	Council Member				
11	APPROVED AS TO FORM AND LEGALITY:					
12	Malak Heiny, City Attorney					
13	Malak Helliy, City Attorney					
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