

# 3

## BUILDING STANDARDS

### 3.1 Purpose

3.1.1 The purpose of this section is to outline the regulations for building standards applicable to each Parcel Type that are appropriate to use within the LC Districts. These standards are intended to ensure that new development strengthens and enhances Lyon County's neighborhoods and communities' existing character and scale.

### 3.2 Applicability

3.2.1 The requirements in this section shall apply to all proposed development within the LC Districts. They shall be considered in relation to the intent and general character of each applicable District.

3.2.2 The standards and requirements applicable to a Parcel Type shall modify and take precedence over any duplicative or conflicting provisions of the Supplemental Regulations as prescribed in the LC Zoning Regulations, unless otherwise explicitly permitted.

3.2.3 These building standards shall not apply to the existing use of any buildings or land. They shall not prevent the restoration of a building damaged, not more than fifty (50) percent of its assessed valuation by fire, explosion, an act of God, or the public enemy. They shall not prevent the continuance of the existing use of such building or part thereof as such use existed at the time of such damage. They shall apply to any alteration, expansion or enlargement of a building, or alteration of any parcel.

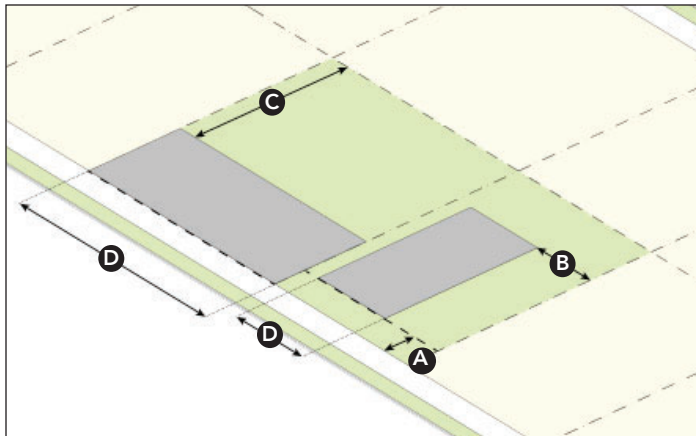
3.2.4 These building standards shall not apply to the use of land for agricultural purposes nor for the erection or maintenance of agricultural buildings as long as such agricultural buildings are used for agricultural purposes and no other.

### 3.3 General

3.3.1 Building standards are not intended to indicate or suggest any specific architectural style.

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# FLEX-USE LOW BUILDING STANDARD

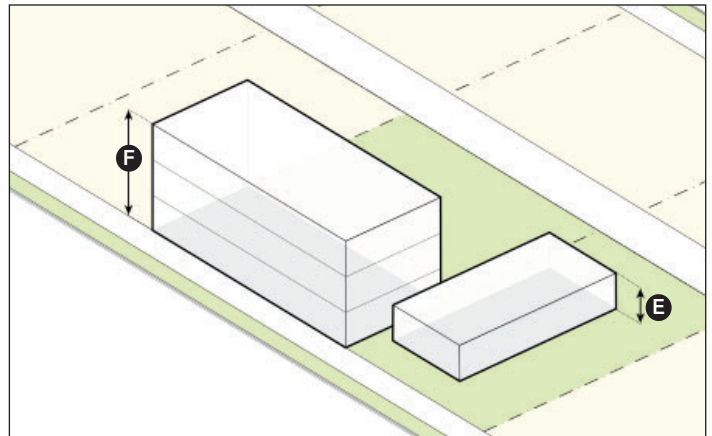


Use	
Ground Floor	Single-Family Attached, Multi-Family, Commercial, and Mixed-Use
Upper Floor(s)	Single-Family Attached, Multi-Family, Commercial, and Mixed-Use

Placement	
Front Required Build-to-Line (RBL) (ROW)	0' min - 10' max <b>A</b>
Side Setback	5' minimum <b>B</b>
Rear Setback	20' minimum <b>C</b>

Coverage	
Primary street facade build to BTL	70% minimum <b>D</b>
Lot Coverage	60% maximum
Lot Size	1,000 square foot minimum (20' minimum width by 50' minimum depth)

- Notes**
- Primary entries shall occur where designated on the Regulating Plan along the RBL, if shown
  - Blank lengths of wall (without doors or windows) exceeding 50' are prohibited on the RBLs, if shown
  - Loading docks, overhead doors, and other service entries may not be located on the RBLs, if shown
  - Balconies and bay windows may encroach up to 2' beyond the RBL and cannot encroach into the public Right-of-Way
  - Roofs shall be low sloped, behind parapets, or pitched



Height	
Minimum number of floors	1 story <b>E</b>
Maximum number of floors	3 stories <b>F</b>
Finish Ground Floor Level	Refer to component building type
Ground floor ceiling height	10' minimum <b>E</b>

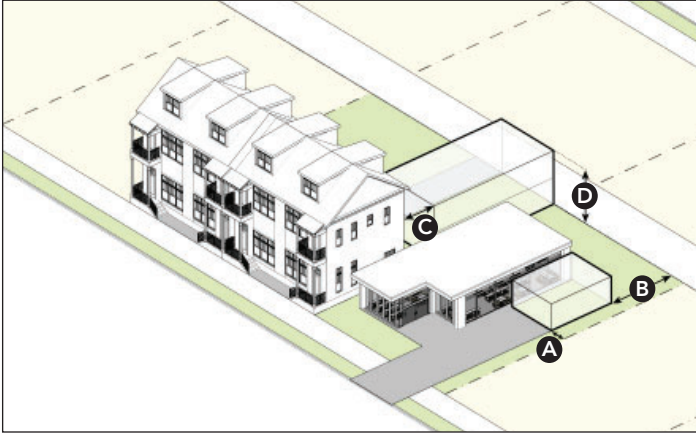
Facade Transparency	
Percent of Facade Area (Ground Floor)	70% minimum
Percent of Facade Area (Upper Floors)	40% minimum

Lighting	
Exterior Building Lighting Placement	At all primary and residential entries, except Single-Family buildings

Parking	
Refer to component Parcel Type	
Required parking shall occur in the Parking Envelope shown on the Regulating Plan, if not shown, parking shall be in rear	
All parking areas shall have approved surfacing (7.14) and be ADA compliant	

Bicycle Parking	
2 spaces minimum, plus 1 space per 3,000 square foot GFA of Principal Building, or provisions for future parking	
Within 50' of Primary Entrance	

# FLEX-USE LOW ACCESSORY BUILDING BUILDING STANDARD



## Accessory Structure

Placement	Shall be in the side or rear yard only, set back at least 5' from the street face of the Principal Building
Side Setback	Shall match Parcel Type <b>A</b>
Rear Setback	Shall match Parcel Type <b>B</b>
Distance between Principal and Accessory buildings (if detached)	5' minimum <b>C</b>
Building Size	650 square foot maximum Or 20% GFA of Principal Building (whichever is greater)
Height	2 stories maximum Or equal to height of Principal Building (whichever is less) <b>D</b>

## Notes

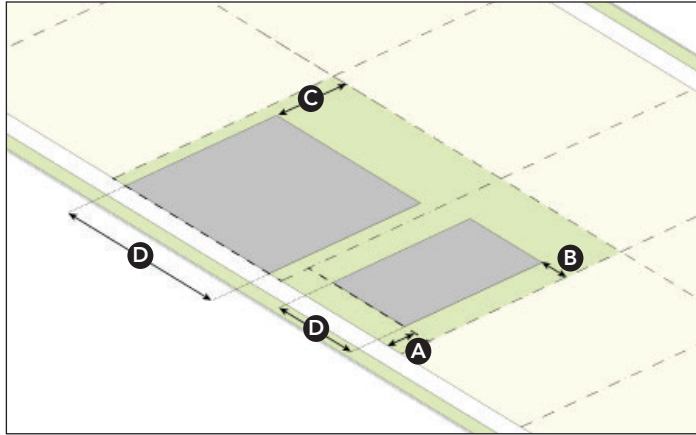
- Non-enclosed staircases cannot face street
- All other requirements not specified shall match that of Parcel Type
- Combined lot coverage of all accessory buildings shall not exceed 15%

## Parking

Access should be off an alley. If no alley exists, access shall share the same existing curb cut as the Principal Building

All parking areas shall have approved surfacing (7.13) and be ADA compliant

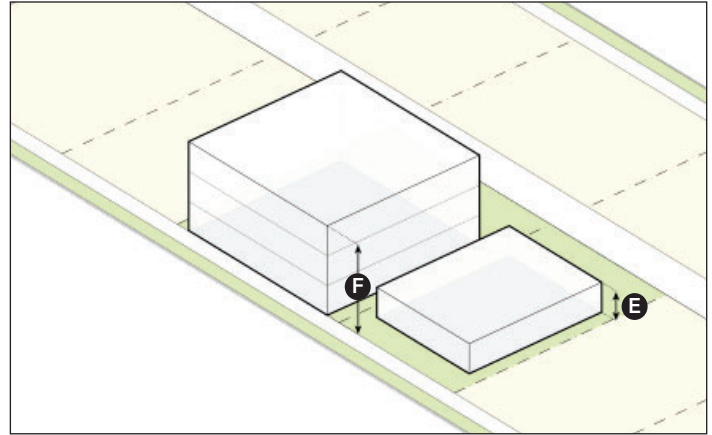
# COMMERCIAL BUILDING STANDARD



Use	
Ground Floor	Commercial
Upper Floor(s)	Commercial
Placement	
Front Required Build-to-Line (RBL) (ROW)	0' min - 10' max <b>A</b>
Side Setback	5' minimum <b>B</b>
Rear Setback	20' minimum <b>C</b>
Coverage	
Primary street facade build to RBL	70% minimum <b>D</b>
Lot Coverage	60% maximum
Lot Size	1,000 square foot minimum (20' minimum width by 50' minimum depth)

### Notes

- Primary entries shall occur where designated on the Regulating Plan along the RBL, if shown
- Blank lengths of wall (without doors or windows) exceeding 50' are prohibited on the RBLs, if shown
- Loading docks, overhead doors, and other service entries may not be located on the RBLs, if shown
- Balconies and bay windows may encroach up to 2' beyond the RBL and cannot encroach into the public Right-of-Way
- Roofs shall be low sloped, behind parapets, or pitched
- Shall have an approved Landscaping and Stormwater Plan



Height	
Minimum number of floors	1 story <b>E</b>
Maximum number of floors	3 stories <b>F</b>
Finish Ground Floor Level	0" minimum above sidewalk
Ground floor ceiling height	10' minimum <b>E</b>
Facade Transparency	
Percent of Facade Area (Ground Floor)	70% minimum
Percent of Facade Area (Upper Floors)	40% minimum

### Lighting

Exterior Building Lighting Placement	At all primary entries
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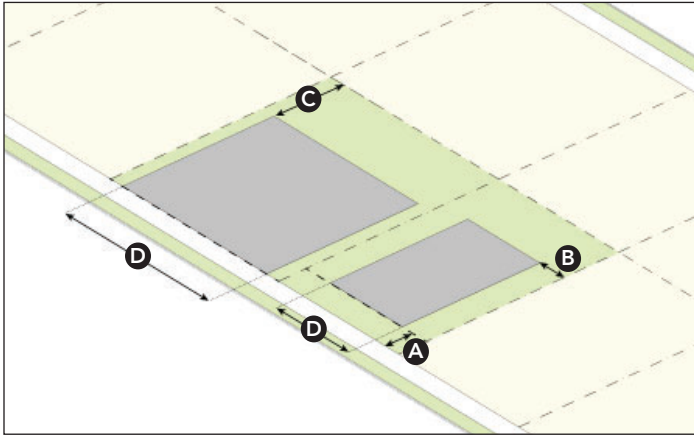
### Parking

- 2 spaces are required per 1,000 gross square feet for hotels
  - 3 spaces are required per 1,000 gross square feet for retail
  - 3 spaces are required per 1,000 gross square feet for office
- Required parking shall occur in the Parking Envelope shown on the Regulating Plan, if not shown, parking shall be in rear
- All parking areas shall have approved surfacing (7.13) and be ADA compliant

### Bicycle Parking

- 2 spaces minimum. plus 1 space per 3,000 square foot GFA of Principal Building or provisions for future parking
- Within 50' of Primary Entrance

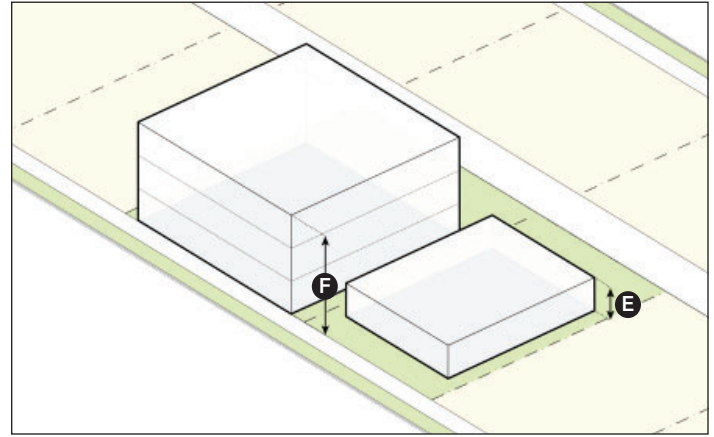
# INDUSTRIAL-FLEX BUILDING STANDARD



Use		
Ground Floor	Commercial/ Retail/Service/ Office/Trade/ Light Industrial	
Upper Floor(s)	Commercial/ Retail/Service/ Office/Trade/ Light Industrial	
Placement		
Front Required Build-to-Line (RBL) (ROW)	0' min - 10' max	<b>A</b>
Side Setback	5' minimum	<b>B</b>
Rear Setback	20' minimum	<b>C</b>
Coverage		
Primary street facade build to RBL	70% minimum	<b>D</b>
Lot Coverage	100% maximum	
Lot Size	No minimum	

### Notes

- Primary entries shall occur where designated on the Regulating Plan along the RBL, if shown
- Facade Transparency shall refer to component Parcel Type
- Screening shall refer to component Parcel Type
- Not all Light Industrial Uses are allowed on IF parcels. Allowed uses shall refer to LC Parcel Type Permitted Uses matrix (2.5)
- Shall have an approved Landscaping and Stormwater Plan



Height		
Minimum number of floors	1 story	<b>E</b>
Maximum number of floors	3 stories = 45'	<b>F</b>
Finish Ground Floor Level	0" minimum above sidewalk	
Ground floor ceiling height	10' minimum	<b>E</b>
Lighting		
Exterior Building Lighting Placement	At all primary entries	

### Parking

Refer to component Parcel Type

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Required parking shall occur in the Parking Envelope shown on the Regulating Plan, if not shown, parking shall be in rear

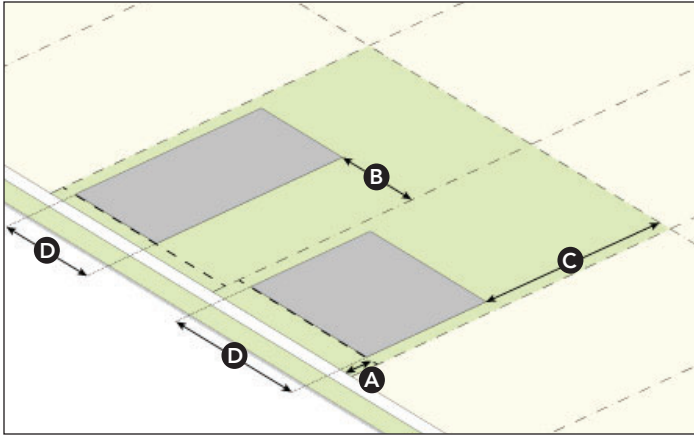
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All parking areas shall have approved surfacing (7.13) and be ADA compliant

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# SINGLE-FAMILY DETACHED BUILDING STANDARD

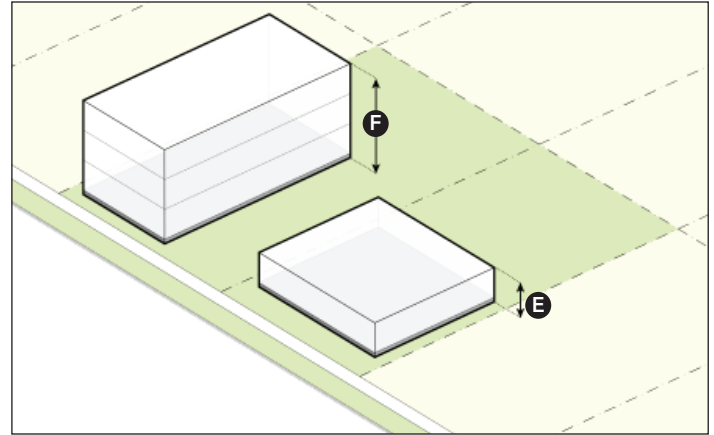
3 - BUILDING STANDARDS



Use	
Ground Floor	Residential
Upper Floor(s)	Residential
Placement, If Platted	
Front Required Build-to-Line (RBL) (ROW)	15' min - 30' max <b>A</b>
Side Setback	5' minimum <b>B</b>
Rear Setback	20' minimum <b>C</b>
Coverage	
Primary street facade build to RBL	70% minimum <b>D</b>
Lot Coverage	40% maximum
Lot Size	6,500 square foot minimum (40' minimum width by 120' minimum depth)*

## Notes

- Primary entry shall be located along the RBL where shown in the Regulating Plan, if shown
- Balconies and bay windows may encroach up to 2' beyond the RBL and cannot encroach into the public Right-of-Way
- Roofs shall be low sloped, behind parapets, or pitched
- \*If no plat exists the Non-exempt placement applies



Height	
Minimum number of floors	1 story <b>E</b>
Maximum number of floors	3 stories <b>F</b>
Finish Ground Floor Level	na

3 - BUILDING STANDARDS

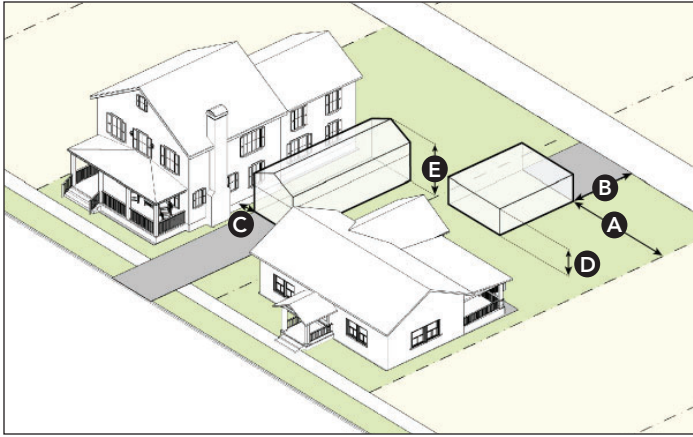
## Parking

Off-street parking with approved surfacing is required

2 spaces are required

Parking shall be accessed from the rear off of alleys. If no alley exists, parking shall be accessed using single lane access

# SINGLE-FAMILY DETACHED ACCESSORY BUILDING BUILDING STANDARD



## Accessory Structure

Placement	Shall be in the side or rear yard only, set back at least 5' from the street face of the Principal Building
Side Setback	Shall match Parcel Type <b>A</b>
Rear Setback	Shall match Parcel Type <b>B</b>
Distance between Principal and Accessory buildings (if detached)	5' minimum <b>C</b>
Building Size	na
Height	na <b>D</b>

## Accessory Dwelling Unit

Placement	Shall be in the side or rear yard only, set back at least 5' from the street face of the Principal Building
Side Setback	Shall match Parcel Type <b>A</b>
Rear Setback	Shall match Parcel Type <b>B</b>
Distance between Principal and Accessory buildings (if detached)	5' minimum <b>C</b>
Building Size	na
Height	na <b>E</b>

## Notes

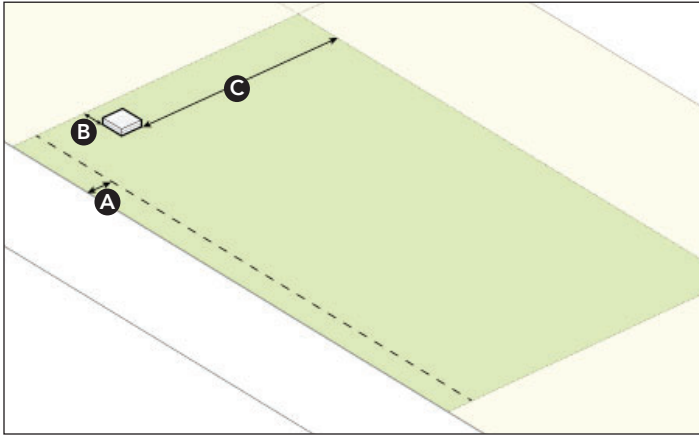
- Non-enclosed staircases cannot face street
- All other requirements not specified shall match that of Parcel Type

## Parking

1 off-street space per Accessory Dwelling Unit with approved surfacing  
 Access should be off an alley. If no alley exists, access shall share the same existing curb cut as the Principal Building



# NON-EXEMPT BUILDING STANDARD

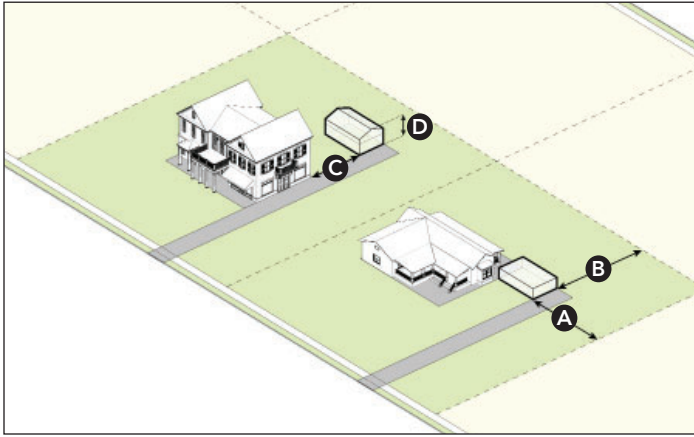


Use	
Ground Floor	Residential
Upper Floor(s)	Residential
Placement	
Front Required Build-to-Line (RBL) (ROW)	25' minimum for rural roads 50' at Development Corridors 100' at Federal and State highways <b>A</b>
Side Setback	25' minimum <b>B</b>
Rear Setback	25' minimum <b>C</b>
Coverage	
Primary street facade build to RBL	No minimum
Lot Coverage	No maximum
Lot Size	5 acre minimum to 39 acres max or a nominal 40 (1/4 of a 1/4)

## Notes

- These standards apply only to non-exempt residential and non-Agricultural structures on Agricultural parcels
- Does NOT apply to parcels of 40 or more acres.
- See Appendix for map of Lyon County Development Corridors

# NON-EXEMPT ACCESSORY BUILDING BUILDING STANDARD



## Accessory Structure

Placement	Shall be in the side or rear yard only, set back at least 5' from the street face of the Principal Building
Side Setback	Shall match Parcel Type <b>A</b>
Rear Setback	Shall match Parcel Type <b>B</b>
Distance between Principal and Accessory buildings (if detached)	5' minimum <b>C</b>
Building Size	No minimum/maximum
Height	No minimum/maximum <b>D</b>

## Accessory Dwelling Unit

Placement	Shall be in the side or rear yard only, set back at least 5' from the street face of the Principal Building
Side Setback	Shall match Parcel Type <b>A</b>
Rear Setback	Shall match Parcel Type <b>B</b>
Distance between Principal and Accessory buildings (if detached)	5' minimum <b>C</b>
Building Size	Shall be subordinate to the principle structure
Height	Shall be subordinate to the principle structure <b>D</b>

## Notes

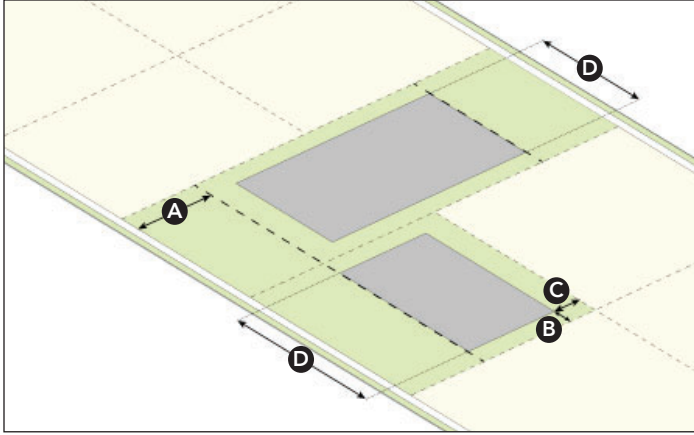
- These standards do not apply to structures used for Agricultural purposes
- Does NOT apply to parcels of 40 or more acres
- All other requirements not specified shall match that of Parcel Type
- The larger structure can become the principle structure

## Parking

1 space per Accessory Dwelling Unit

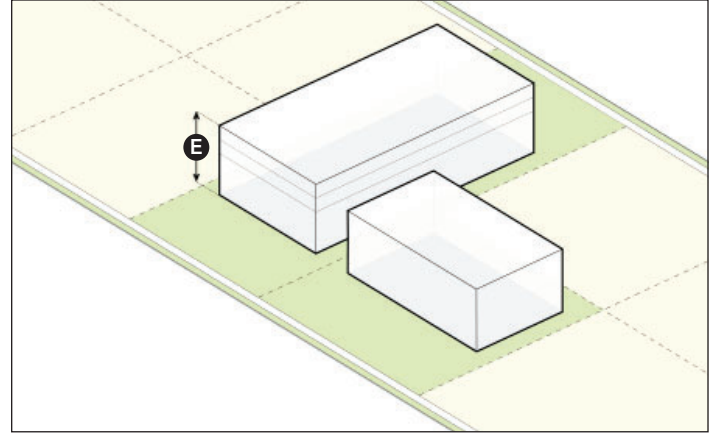
# LIGHT INDUSTRIAL BUILDING STANDARD

3 - BUILDING STANDARDS



Use	
Ground Floor	Light Industrial
Upper Floor(s)	Light Industrial
Placement	
Front Required Build-to-Line (RBL) (ROW)	100' minimum <b>A</b>
Side Setback	15' minimum <b>B</b>
Rear Setback	20' minimum <b>C</b> 30' minimum (when adjoining residential a Parcel Type)
Coverage	
Primary street facade build to RBL	No minimum <b>D</b>
Lot Coverage	100% maximum
Lot Size	No maximum

- Notes**
- Appropriate Screening shall be required for lots adjacent to Parcel Types that allow residential uses.
  - Shall have an approved Landscaping and Stormwater Plan

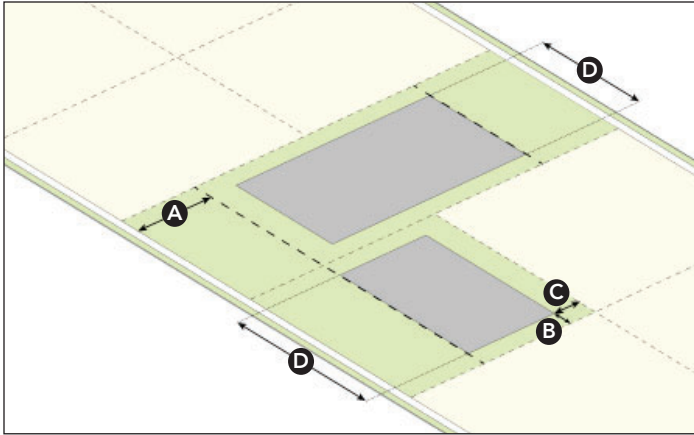


Height	
Maximum Height	na <b>E</b>
Lighting	
Exterior Building Lighting Placement	At all primary entries

- Parking**
- 1 space for each two employees on a maximum shift
  - Required parking shall occur in the Parking Envelope shown on the Regulating Plan, if not shown, parking shall be in rear
  - All parking areas shall be ADA compliant
  - All parking areas and internal roads shall have approved surfacing (7.13)

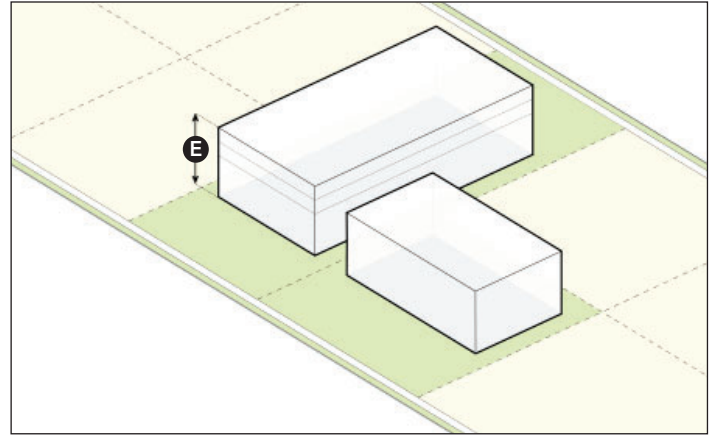
3 - BUILDING STANDARDS

# HEAVY INDUSTRIAL BUILDING STANDARD



Use	
Ground Floor	Light/Heavy Industrial
Upper Floor(s)	Light/Heavy Industrial
Placement	
Front Required Build-to-Line (RBL) (ROW)	100' minimum <b>A</b>
Side Setback	15' minimum <b>B</b>
Rear Setback	20' minimum <b>C</b> 30' minimum when adjoining residential Parcel Type
Coverage	
Primary street facade build to RBL	No minimum <b>D</b>
Lot Coverage	100% maximum
Lot Size	No maximum

- Notes**
- Appropriate Screening shall be required for lots adjacent to Parcel Types that allow residential uses.
  - Shall have an approved Landscaping and Stormwater Plan



Height	
Maximum Height	na <b>E</b>
Lighting	
Exterior Building Lighting Placement	At all primary entries

- Parking**
- 1 space for each two employees on a maximum shift
  - Required parking shall occur in the Parking Envelope shown on the Regulating Plan, if not shown, parking shall be in rear
  - All parking areas shall be ADA compliant
  - All parking areas and internal roads shall have approved surfacing (7.13)