

Title 17 Valdez Municipal Code Draft Version 2023-10-11

Table 17.06.070.a Dimensional and Intensity Standards

		RR	R1	R2	NMU	CB	G	WI	LI	HI	P	CO	NH	U
Lot Coverage¹		40%	40%	40%	50%	--	--	Unrestricted within setbacks			--	--	--	--
Structure Height (maximum)	Primary	35-ft	35-ft	40-ft	40-ft	40-ft	40-ft	40-ft	40-ft	--	40-ft	--	35 ft.	--
	Accessory	35-ft	20-ft	20-ft	20 ft	20-ft	20-ft	35-ft	35-ft	35-ft	35-ft	--	--	--
	Accessory (Agriculture)	45-ft	--	--	--	--	--	--	--	--	--	--	--	--
Lot Area (minimum)⁷		40,000-sf	5,500-sf	4,000-sf	5,500-sf	--	--	50-ft	Determined by use	200-ft	--	--	--	--
Lot Width (minimum)		120-ft	50-ft	40-ft	100-ft	--	50-ft	6,000-sf		40,000-sf	--	--	--	--
Setback (minimum)^{3,4,5,6}	Front	20-ft	20-ft	20-ft	20-ft	--	--	20-ft	20-ft	20-ft	20-ft	--	--	--
	Side	10-ft	10-ft	10-ft	10-ft	--	--	10-ft	10-ft	10-ft	10-ft	--	--	--
	Rear	15-ft	15-ft	15-ft	15-ft	--	--	15-ft	15-ft	15-ft	15-ft	--	--	--
Dwelling - Attached, Townhouses	Lot Area Per Unit (minimum)	--	1,500-sf	1,500-sf	1,500-sf	1,500-sf	1,500-sf	--	--	--	--	--	--	--
	Lot Width (minimum)	--	--	--	--	--	--	--	--	--	--	--	--	--

Notes:

1. Lot coverage includes the amount of the lot covered by buildings only. Other impervious surfaces (e.g. driveways, patios) are not included in this calculation.
2. Setbacks apply between buildings and property lines. Zero setback is required where units share a wall with an abutting dwelling. Setbacks do not apply to building separation on the same lot.
3. Setbacks may be reduced by 5-ft if structure roofs are designed to hold snow rather than shed onto the property.
4. Accessory structures two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the rear 25 percent of the parcel and is a minimum of 5-ft from both the rear and side lot lines.
5. All lands adjacent to conservation districts will be required to maintain a minimum 25-ft setback.
6. Setbacks in districts with no minimum shown in this table shall be subject to Building Code requirements regarding firewalls and separation of buildings.
7. The Planning Director or designee may permit smaller lot sizes for lots used for utilities.