

# 16

## **RULES OF INTERPRETATION & MEASUREMENT**

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# CONTENTS

<b>CHAPTER 16 RULES OF INTERPRETATION &amp; MEASUREMENT .....</b>	<b>16-3</b>
<b>16.1 GENERAL RULES OF INTERPRETATION .....</b>	<b>16-3</b>
<b>16.2 CONFLICTING PROVISIONS.....</b>	<b>16-4</b>
<b>16.3 INTERPRETATION OF ZONING MAP &amp; WATERSHED AREA BOUNDARIES .....</b>	<b>16-6</b>
16.3.1 INTERPRETATION OF ZONING MAP .....	16-6
16.3.2 INTERPRETATION OF WATERSHED AREA BOUNDARIES.....	16-8
<b>16.4 RULES OF MEASUREMENT .....</b>	<b>16-8</b>
16.4.1 PURPOSE .....	16-8
16.4.2 BUILT-UPON AREA .....	16-8
16.4.3 DENSITY.....	16-8
16.4.4 GROSS FLOOR AREA.....	16-9
16.4.5 HEIGHT .....	16-10
16.4.6 LOT AREA.....	16-11
16.4.7 LOT DEPTH .....	16-12
16.4.8 LOT WIDTH .....	16-12
16.4.9 NET LAND AREA.....	16-13
16.4.10 SETBACKS.....	16-14
16.4.11 VISUAL SCREENING .....	16-20

# CHAPTER 16 RULES OF INTERPRETATION & MEASUREMENT

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## 16.1 GENERAL RULES OF INTERPRETATION

- A. This Section, County Code [§ 10.02: \*Interpretation\*](#), and County Code [§ 10.06: \*Rules of Interpretation\*](#) establish rules for interpreting this UDO.
- B. In their interpretation and application, the provisions of this UDO are considered the minimum requirements for the promotion of the public safety, health, convenience, prosperity, and general welfare.<sup>1</sup>
- C. For purposes of interpreting this UDO, the following definitions of word use apply:<sup>2</sup>
1. Words used in the present tense include the future tense;
  2. Words used in the singular include the plural and words in the plural include the singular, unless the natural construction of the wording indicates otherwise;
  3. Words of one gender include the other genders and firms, partnerships, and corporations;
  4. The words “shall” and “must” are mandatory;
  5. The words “may,” “should,” and “encouraged” are permissive;
  6. The term “structure” includes the term “building;”
  7. The term “lot” includes the terms “plot,” “parcel,” and “tract;”
  8. The phrase “used for” includes “designed for,” “intended for,” “maintained for,” and “occupied for;”

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<sup>1</sup> Carries forward and consolidates SR Section 1.6 *Interpretation* and the first sentence in ZO Section 25 *Interpretation, Purpose, and Conflict*.

<sup>2</sup> Carries forward and consolidates ZO 7.1. *General Purpose* and SR 2.2: *Meaning of Common Words*.

9. The words “such as,” “includes,” “including,” and “for example” mean “including, but not limited to” or “by way of example and not limitation,” unless otherwise provided;
  10. The term “person” includes the terms “association,” “company,” “corporation,” “firm,” “individual,” “organization,” and “partnership;” and
  11. Words not defined in this UDO have the definition prescribed in the common dictionary.
- D. This UDO contains illustrations and graphics designed to assist the reader in understanding the provisions of this UDO. To the extent there is any inconsistency between the text of this UDO and any illustrations or graphics, the text controls.
- E. Where this UDO allows or requires an act on the part of an “owner,” “lot owner,” or “property owner” and a particular lot or tract of land is owned by several persons, whether in, partnership, joint venture, or other form of joint ownership, the act shall be taken on behalf of, and with the express consent of, all such persons.
- F. Any reference to a statute, provision of the Chatham County Code, other laws or regulations, reference documents, technical manuals, or other documents refer to the most recent versions of those documents, including any amendments or updates to the statute, County Code, law, regulation, or other document.
- G. In computing any period of time, refer to [§ 10.12: Reasonable Time; Computing Time](#) unless specifically provided in this UDO.

## 16.2 CONFLICTING PROVISIONS<sup>3</sup>

### A. **Conflicting Provisions in This UDO.**

1. Except as provided in 16.2A.2, below, when one UDO standard conflicts with another UDO standard, whichever provisions are more restrictive or impose higher standards control unless otherwise specified.<sup>4</sup>

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<sup>3</sup> This Section describes how to resolve conflicts in County Codes, or between the UDO and state law or administrative procedures, federal law, or private restrictions. Carries forward and consolidates ZO Section 25 *Interpretation, Purpose, and Conflict*, SR 1.7 *Conflict with Public Provisions*, SR 1.8 *Conflict with Private Provisions*, and SR 7.6 *Zoning or Other Regulations*.

<sup>4</sup> Generally carries forward the second sentence of SR 1.7 *Conflict with Public Provisions*.

2. All standards in the AC, Activity Center, and NC, Neighborhood Center, Districts control over conflicting provisions in other sections of the UDO.

**B. Conflicts With Other Statutes, Ordinances, or Regulations.**

1. *Stricter Standards in This UDO.* When this UDO requires a greater width or size of yards or courts, requires a lower height of a building or fewer number of stories, requires a greater percentage of a lot to be left unoccupied, or imposes higher standards than are required in any other statute or local ordinance or regulation, the UDO standards control.<sup>5</sup>
2. *Stricter Standards in Other Statutes, Ordinances, or Regulations.*
  - (a) When stricter standards appear in other statutes, ordinances, rules, regulations, or other provision of law applicable to Chatham County, this UDO is not intended to interfere with, annul, or abrogate them.<sup>6</sup>
  - (b) . When regulations made under authority of N.C.G.S. Chapter 160D, [Article 7: Zoning Regulation](#) require a greater width or size of yards or courts, or require a lower height of a building or fewer number of stories, or require a greater percentage of a lot to be left unoccupied, or impose other higher standards than are required in any other statute or local ordinance or regulation, the regulations made under authority of this Article govern.
  - (c) When the provisions of any other statute or local ordinance or regulation require a greater width or size of yards or courts, or require a lower height of a building or a fewer number of stories, or require a greater percentage of a lot to be left unoccupied, or impose other higher standards than are required by the regulations made under authority of N.C.G.S. Chapter 160D, [Article 7: Zoning Regulation](#), the provisions of that statute or local ordinance or regulation govern.<sup>7</sup>

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<sup>5</sup> This text is from N.C.G.S. § 160D-706(a) and is consistent with the second sentences of ZO Section 25 *Interpretation, Purpose, and Conflict* and SR 1.7 *Conflict with Public Provisions*.

<sup>6</sup> Carries forward the first sentence of SR 1.7 *Conflict with Public Provisions*.

<sup>7</sup> This text is from N.C.G.S. § 160D-706(a).

C. **Conflicts With Private Restrictions.**<sup>8</sup>

1. This UDO does not interfere with or abrogate or annul any easements, covenants, restrictions, or other agreements between parties.<sup>9</sup>
2. Where this UDO is more restrictive or imposes higher standards than a private restriction, this UDO controls.
3. Where a private restriction is more restrictive or imposes higher standards than this UDO, the private restriction controls if properly enforced by a person having the legal right to enforce the restrictions. The County does not enforce private restrictions.

## 16.3 INTERPRETATION OF ZONING MAP & WATERSHED AREA BOUNDARIES

### 16.3.1 INTERPRETATION OF ZONING MAP<sup>10</sup>

A. **Generally.**

1. The Zoning Administrator may authorize periodic changes to the boundaries of the Official Zoning Map in conformance with this Subsection. Interpretations of zoning district boundaries may be appealed to the Board of Adjustment (see [Section 12.11: Appeals of Administrative Decisions](#)).
2. If the specific location of a zoning district boundary cannot be determined from application of the rules in this Subsection to the Official Zoning Map, the Zoning Administrator shall determine the boundary by scaling the mapped boundary's distance from other features shown on the map.
3. A boundary shown on the Official Zoning Map as approximately parallel to, or as an apparent extension of, a feature described below shall be construed as being actually parallel to, or an extension of, the feature.

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<sup>8</sup> This Paragraph is consistent with ZO Section 25 *Interpretation, Purpose, and Conflict* and SR 1.8 *Conflict with Private Provisions*.

<sup>9</sup> Carries forward a portion of the second sentence of ZO Section 25 *Interpretation, Purpose, and Conflict* and a portion of the first sentence of SR 1.8 *Conflict with Private Provisions*.

<sup>10</sup> Carries forward ZO Section 6.3 *Interpretation of Boundaries* with minor edits. Changes "Planning Director" to "Zoning Administrator."

**B. Boundaries That Follow Lot Lines.**

1. A boundary shown on the Official Zoning Map as following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the zoning boundary was established, as shown on maps submitted or used when the boundary was established.
2. If, after the establishment of the zoning boundary, a minor property line adjustment is made, such as a legally recorded boundary change, the zoning boundary shall be construed to move with the lot line or parcel boundary if the adjustment is less than 10 feet.

**C. Boundaries That Follow Natural Features.**

1. Where the ordinance establishing a zoning boundary identifies the boundary as following a particular natural feature such as a ridgeline; contour line; river, stream, lake, or other water course; or reflects a clear intent that the boundary follow the feature, the boundary shall be construed as following that feature as it actually exists.
2. If, after the establishment of the boundary, such natural feature should move as a result of natural processes (slippage, subsidence, erosion, flooding, sedimentation, etc.), the boundary shall be construed as moving with the natural feature.

**D. Boundaries That Follow Streets or Railroad Lines.**

1. A boundary shown on the Official Zoning Map as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way.
2. If, after the establishment of the boundary, the centerline of the street or railroad right-of-way is moved as a result of its widening or a minor realignment (such as at an intersection), the boundary shall be construed with moving with the centerline only if the centerline is moved 25 feet or less.

**E. Boundaries That Split an Existing Lot or Parcel.**

1. If a zoning district boundary splits an existing lot or parcel, the metes and bounds description, if one was submitted at the time the County established the zoning boundary, is used to establish the boundary.
2. If a metes and bounds description was not submitted, the County may require a survey to establish the precise location of the district

boundary line. The regulations for each district apply to the portion of the lot located in that district.<sup>11</sup>

### 16.3.2 INTERPRETATION OF WATERSHED AREA BOUNDARIES

Refer to [9.3.2: Interpretation & Amendment of Watershed Area Boundaries](#).

## 16.4 RULES OF MEASUREMENT<sup>12</sup>

### 16.4.1 PURPOSE

This Section establishes rules for measurement or calculation of UDO standards, such as lot area and height.

### 16.4.2 BUILT-UPON AREA

[Section 9.4.1.B: Built-Upon Area](#) specifies how to calculate built-upon area.

### 16.4.3 DENSITY

#### A. Generally.

1. This Subsection describes how to calculate residential density. [Chapter 2: Zoning Districts](#) regulates this metric in certain zoning districts, and [Chapter 3: Use Regulations](#) regulates this metric for certain land uses.
2. The conditional zoning districts may specify different approaches for calculating maximum density and may also specify a required minimum density. [See [Section 2.3: Conditional Districts](#)]
3. Density for residential uses is expressed in dwelling units per acre of land.
4. The calculation of maximum density is based on the gross land area of all land in a proposed development prior to the dedication of any

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<sup>11</sup> This Paragraph E.2 is new and clarifies how the boundary is determined when a metes and bounds description was not submitted at the time the County established the zoning boundary.

<sup>12</sup> This Section establishes rules for measurement or calculation of UDO standards, such as lot area and height.



rights-of-way, public parks, or other public areas.<sup>13</sup> Land area must be based on the most current reliable survey.

- B. **How to Calculate Maximum Residential Density.** To calculate the maximum number of dwelling units per acre allowed in a development, multiply the gross land area by the maximum density standard for the zoning district. See Table 16.4.3-1: *Example Calculation of Maximum Density*.
- C. **Rounding.** When density calculations result in a fraction, the allowed number of dwelling units is always rounded down to the next lowest whole number.

**Table 16.4.3-1: Example Calculation of Maximum Density**

District	NC
Dwelling Type	Townhouse
Density (max)	8 du/ac
Gross Land Area	765,182 sf
<b>Example Calculation of Maximum Density</b>	
Step 1: Convert lot area to acres (1 ac = 43,560 sf)	$765,182 \text{ sf} / 43,560 \text{ sf} = 17.57 \text{ ac}$
Step 2: Multiply gross lot area (in acres) by the maximum density	$17.57 \text{ ac} \times 8 \text{ du/ac} = 140.46 = 140 \text{ du (rounded)}$

**Key:** max = maximum allowed | du = dwelling unit | ac = acre | sf = square feet

**16.4.4 GROSS FLOOR AREA<sup>14</sup>**

- A. **Generally.** This Subsection describes how to measure gross floor area (GFA). **Chapter 2: Zoning Districts** regulates this metric in certain zoning districts, and **Chapter 3: Use Regulations** regulates this metric for certain land uses.
- B. **How to Measure Gross Floor Area.**
  1. Gross floor area is measured from the outside perimeter of the exterior walls of the structure and includes all floors in the structure.
  2. The floor area of a structure or portion thereof without exterior walls is the useable area under the horizontal projection of the roof or floor above.

<sup>13</sup> Basing the calculation on gross land area is consistent with the measurement of maximum density in CCO Section 6.3 *Residential Density (Maximum and Minimum)*.

<sup>14</sup> This Subsection is consistent with the North Carolina Building Code definition of *floor area, gross* ([Section 202 Definitions](#)).

### 16.4.5 HEIGHT

- A. **Generally.** This Subsection describes how to measure building and structure height and allows exceptions for certain structures or elements. Chapter 2: *Zoning Districts* regulates this metric in most zoning districts, and Chapter 3: *Use Regulations* regulates this metric for certain land uses.
- B. **How to Measure Height.** The height of a structure is the vertical distance measured from grade plane to the average height of the highest roof surface.<sup>15</sup> The North Carolina Building Code defines “grade plane.”<sup>16</sup>
- C. **Exceptions.**<sup>17</sup>
  - 1. The projections listed in Table 16.4.4-1: *Exceptions to Maximum Building and Structure Height* are exempt from the height limitations of this UDO to the extent established below if they meet all North Carolina Building Code requirements.
  - 2. These projections may be erected in accordance with other regulations or ordinances of Chatham County or of other jurisdictions, such as the Federal Aviation Administration (FAA).

Table 16.4.4-1: Exceptions to Maximum Building and Structure Height	
Type of Structure or Projection	Height (max)
Architectural features not intended for human occupancy, including ornamental cupolas and domes, spires, belfries, and steeples <sup>18</sup>	No max
Chimneys and smokestacks	No max
Derricks, conveyors, aerial lifts, and similar structures	No max
Masts and similar structures	No max

<sup>15</sup> This is the definition of *height* from the North Carolina Building Code.

<sup>16</sup> The North Carolina Building Code defines *grade plane* as “[a] reference plan representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building between the structure and a point six feet from the building.”

<sup>17</sup> Carries forward current exceptions to height in ZO Section 8.8. *Height Limitation Exceptions* and the requirement to comply with the N.C. Building Code. Adds new allowances for parapet walls and solar energy systems, level 1 (in accordance with the proposed accessory use regulations in 3.5.9).

<sup>18</sup> The Zoning Ordinance exempts “cupolas and domes not intended for residential purposes” from the height limit, as well as “church spires” and belfries. Proposed here is to expand the exception to any architectural feature not intended for human occupancy to provide a more equitable exception for these types of building features.

**Table 16.4.4-1: Exceptions to Maximum Building and Structure Height**

Type of Structure or Projection	Height (max)
Parapet walls <sup>19</sup>	4 ft above the roof
Power transmission towers	No max
Radio and television towers	No max
Roof-mounted flagpoles	6 ft above the highest point of the roof
Silos and grain elevators <sup>20</sup>	No max
Solar energy systems, level <sup>21</sup>	No max
Water towers	No max
Wireless telecommunications facilities	See <a href="#">Section 3.8</a>

**Key:** max = maximum allowed | ft = feet

### 16.4.6 LOT AREA

- A. **Generally.** This Subsection describes how to calculate lot area. [Chapter 2: Zoning Districts](#) regulates this metric in most conventional zoning districts, and [Chapter 3: Use Regulations](#) regulates this metric for certain land uses.
- B. **How to Calculate Lot Area.**
1. The area of a lot:
    - (a) Is calculated in square feet by multiplying the lot depth by the lot width; and
    - (b) Does not include any portion of a street right-of-way.
  2. When a lot is irregularly shaped, the calculation method varies based on the lot shape and the information available. [See [www.mathopenref.com/polygonirregulararea.html](http://www.mathopenref.com/polygonirregulararea.html)]

<sup>19</sup> This is a new exception.

<sup>20</sup> Note the new AG, Agricultural District, does not have a height limit for principal or accessory structures. The new RA, Agricultural Residential District, limits the height of principal and accessory structures to 60 feet.

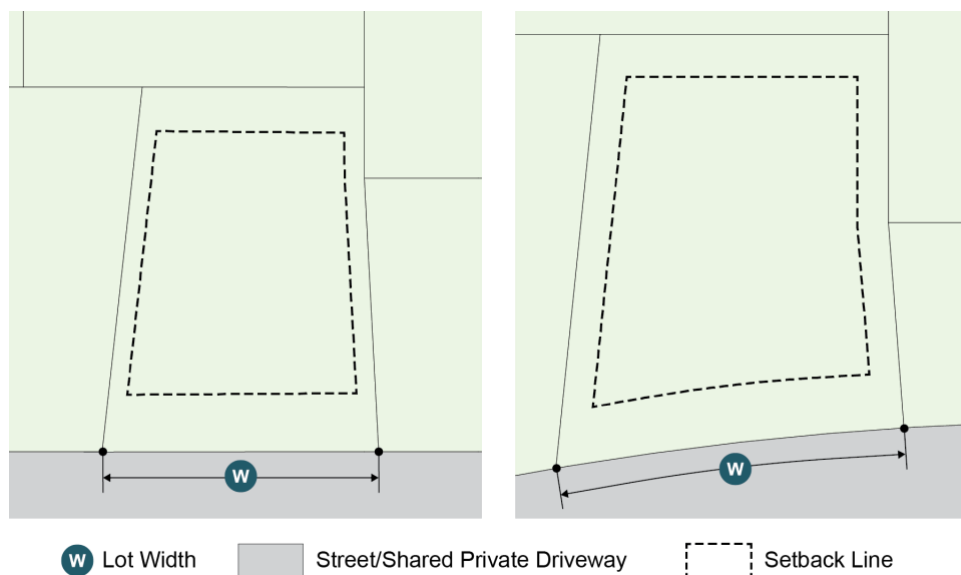
<sup>21</sup> This new exception is intended to encourage the use of roof-mounted solar collectors. Alternatively, the County could consider allowing a limited encroachment beyond the maximum height (e.g., 5 to 15 feet).

**16.4.7 LOT DEPTH**

- A. **Generally.** This Subsection describes how to measure lot depth. The UDO does not regulate this metric, but it is used to calculate lot area. [See 16.4.6: Lot Area]
- B. **How to Measure Lot Depth.** The depth of a lot is the average horizontal distance between the front and rear lot lines, measured generally parallel to the side lot lines.

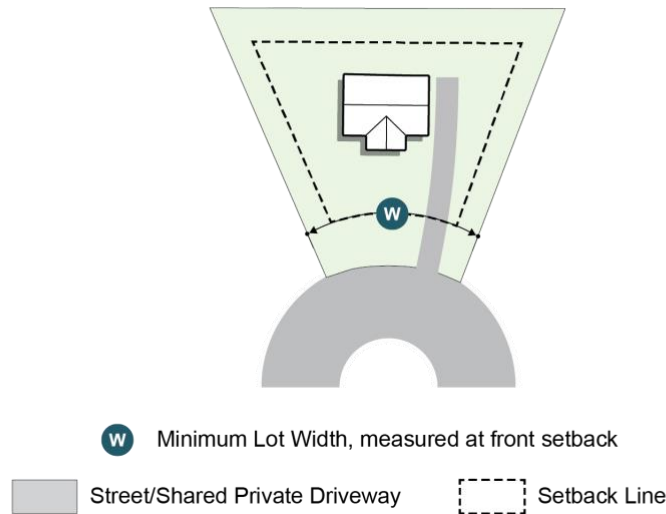
**16.4.8 LOT WIDTH**

- A. **Generally.** This Subsection describes how to measure lot width. **Chapter 2: Zoning Districts** regulates this metric in all conventional districts.
- B. **How to Measure Lot Width.**
1. As shown in Figure 16.4.8-1: *Minimum Lot Width*, the width of a lot is the horizontal distance between the side lot lines, measured:
    - (a) Parallel to the front lot line; or
    - (b) In the case of a curvilinear street, parallel to the chord of the arc between the intersection of the side lot lines and the front lot line.
  2. The zoning district minimum lot width must be met at the front lot line, except as specified in 16.4.8C: *Lots on Cul-de-Sacs*, below.

**Figure 16.4.8-1: Minimum Lot Width**

- C. **Lots on Cul-de-Sacs.** For lots located on a cul-de-sac, the zoning district minimum lot width must be met at the front setback for the district. See Figure 16.4.8-2: *Minimum Lot Width on a Cul-de-Sac Lot*.

**Figure 16.4.8-2: Minimum Lot Width on a Cul-de-Sac Lot**



### 16.4.9 NET LAND AREA

- A. **Generally.** This Subsection describes how to measure net land area. [Chapter 2: Zoning Districts](#) regulates this metric in certain conditional districts.
- B. **How to Calculate Net Land Area.**<sup>22</sup> Net land area is calculated by taking the gross land area (based on the most current reliable survey) of the proposed development and subtracting the following areas:
1. Land to be dedicated or set aside for public and private street rights-of-way. As an option to measuring projected street rights-of-way, the developer may subtract 20% of the gross area as street right-of-way allowance regardless of the amount of land actually required for streets;
  2. Any area located within a Special Flood Hazard Area, as defined in [Chapter 11: Flood Damage Prevention](#);

<sup>22</sup> Carries forward and consolidates ZO Section 10.12.D *Net Land Area Computation* (CD-MU) and ZO Section 17.5.C.4 *Net Land Area Computation* (Planned Residential Development).

3. Any area classified as wetlands or wooded swamp by the U.S. Army Corps of Engineers; and
4. Water areas, such as lakes or ponds that are not fed by streams, over one acre.

### 16.4.10 SETBACKS

- A. **Generally.** This Subsection describes how to measure yards and setbacks. [Chapter 2: Zoning Districts](#) and [Chapter 3: Use Regulations](#) regulate these metrics.
- B. **Required Yards Cannot Overlap.** Required yards provided for one structure cannot be used to meet yard requirements for another structure.<sup>23</sup>
- C. **All Use Components Must Meet Setbacks.** All components of a principal or accessory use must meet the setback distances specified in the UDO for the particular use, except for encroachments as allowed by 16.4.10F: *Encroachments*.<sup>24</sup>
- D. **How to Measure Setbacks.** Setbacks are measured from the lot line to the closest projection of any portion of a building or structure, except for encroachments as allowed by 16.4.10F: *Encroachments*.
- E. **General Location of Yards and Setback Lines.** Figure 16.4.10-1: *General Location of Yards and Setback Lines* illustrates yards and setback lines on typical lots.
  1. *Front Yard Defined.* A front yard is an open, unoccupied space on a lot (except for encroachments as allowed by 16.4.10F: *Encroachments*) that generally faces a street and extends across the entire width of a lot between the side lot lines.
  2. *Side Yard Defined.* A side yard is an open, unoccupied space (except for encroachments as allowed by 16.4.10F: *Encroachments*) that extends from the front lot line to the rear lot line.

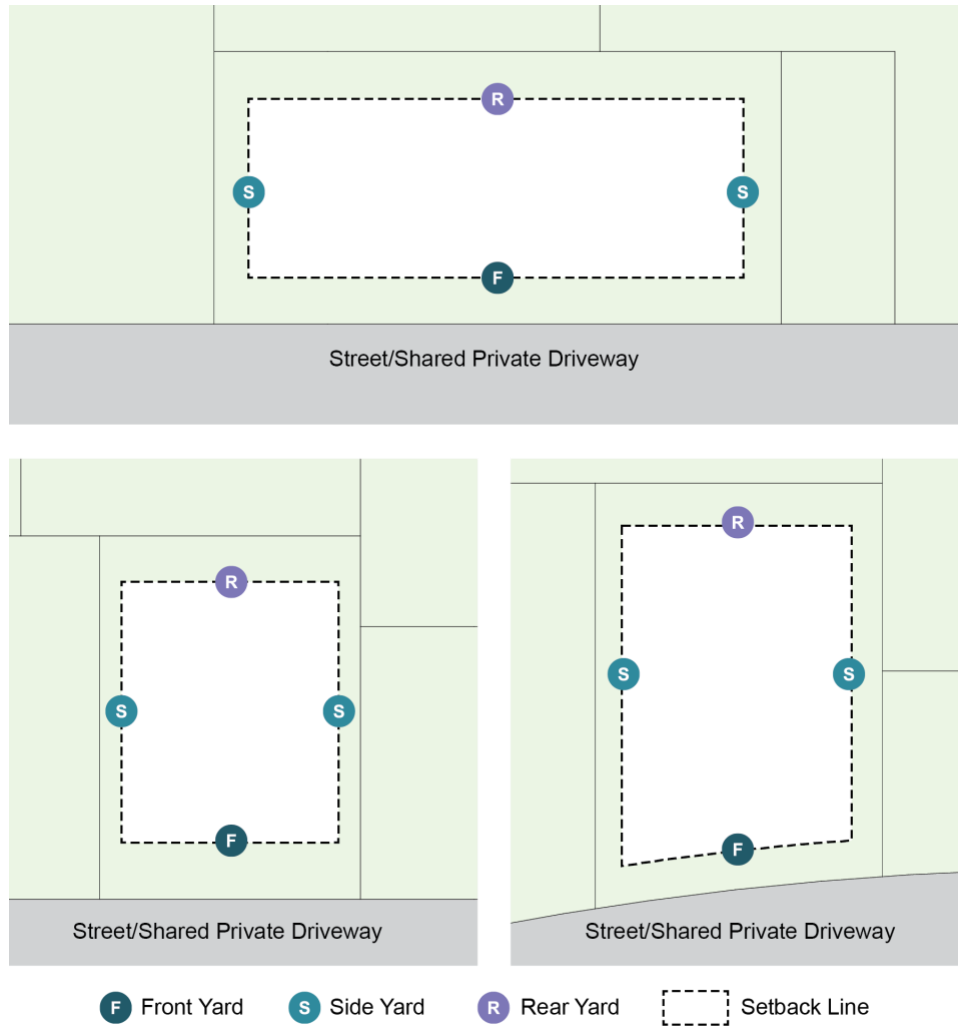
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<sup>23</sup> Carries forward the first sentence of ZO Section 8.2 *Open Space Requirements* with edits to simplify the text.

<sup>24</sup> This clarification is included due to changes proposed in the use-specific standards for certain uses. For example, the current use table allows “flea markets and rummage sales conducted either within a building or outdoors provided that no principal building or sales area shall be located in the required yard.” Chapter 3: *Use Regulations* does not carry forward these conditions, thus the need for clarification here.

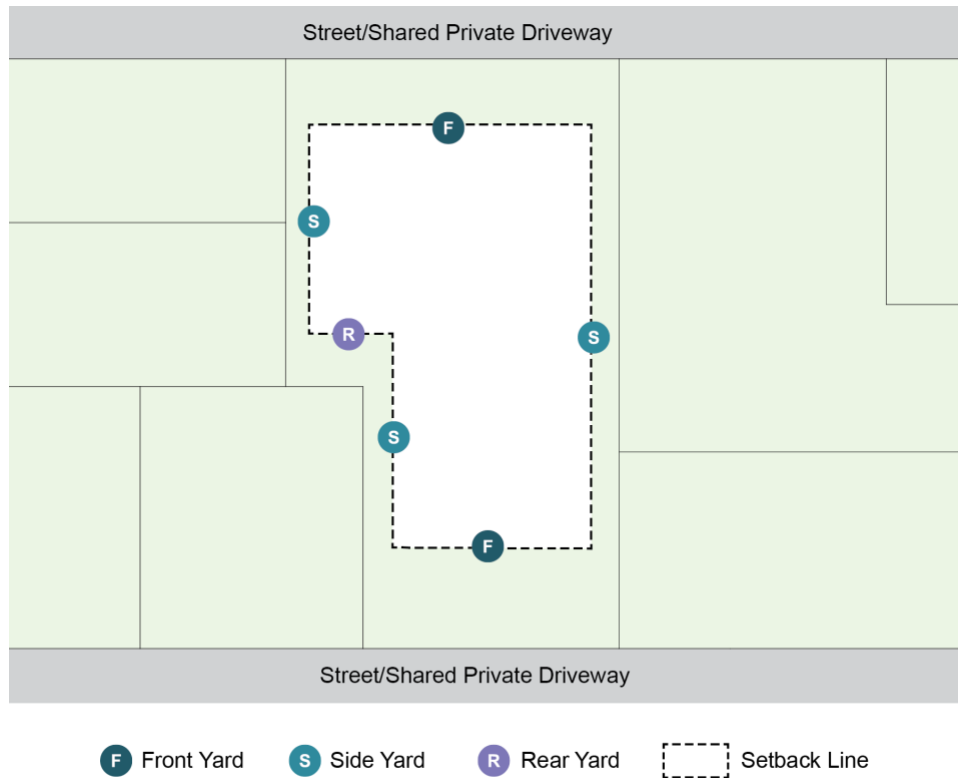
3. *Rear Yard Defined.* A rear yard is an open, unoccupied space (except for encroachments as allowed by 16.4.10F: *Encroachments*) that generally is parallel to the front yard and extends across the entire width of a lot between the side lot lines.

**Figure 16.4.10-1: General Location of Yards and Setback Lines**



4. *Double Frontage Lots.* For double frontage lots, the front setback requirements apply along both streets as illustrated in Figure 16.4.10-2: *Typical Location of Yards and Setback Lines on a Double Frontage Lot.*

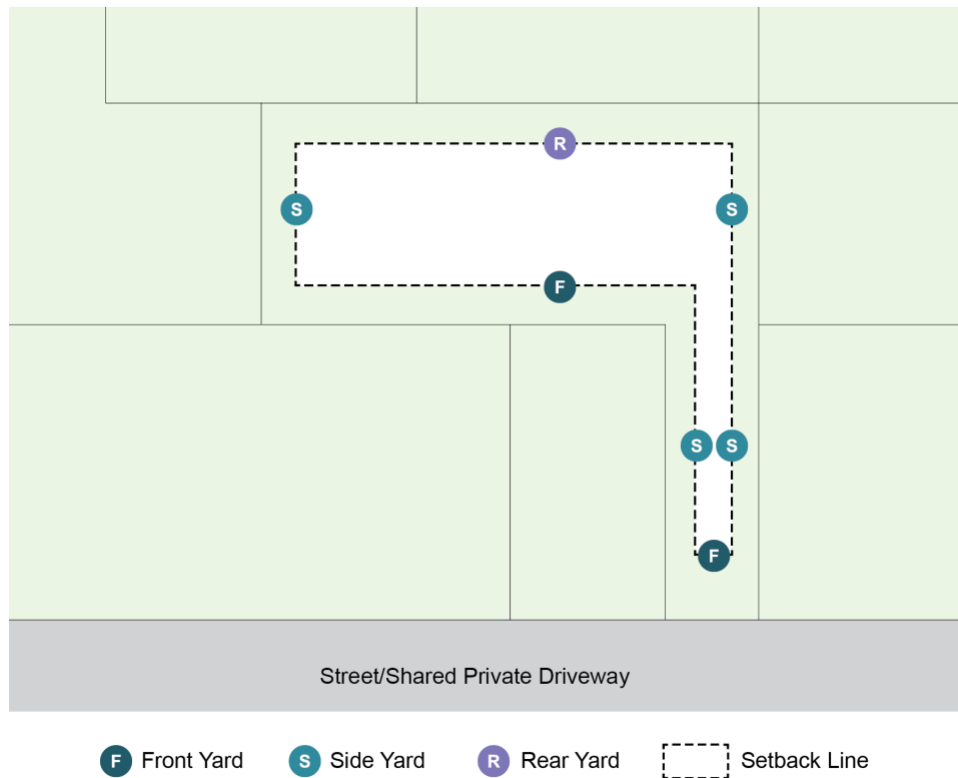
**Figure 16.4.10-2: Typical Location of Yards and Setback Lines on a Double Frontage Lot**



5. *Flag Lots.* The “flagpole” portion of a flag lot must meet setbacks, as shown in Figure 16.4.10-3: *Typical Location of Yards and Setback Lines on a Flag Lot.*



**Figure 16.4.10-3: Typical Location of Yards and Setback Lines on a Flag Lot**



6. *Irregularly Shaped Lots.* Figure 16.4.10-4 shows the location of yards and setback lines on two irregularly shaped lots. These are provided for reference only; the Zoning Administrator determines the location of yards and setback lines on irregularly shaped lots in accordance with 16.4.10G: *Determinations and Interpretations.*

**Figure 16.4.10-4: Example Locations of Yards and Setback Lines on Irregularly Shaped Lots**



**F. Encroachments.<sup>25</sup>**

1. Every part of a required yard must remain open and unobstructed from its lowest level to the sky, except for the encroachments allowed by Table 16.4.10-1: *Allowed Encroachments into Required Yards and Setbacks*.
2. “Required yard” means that portion of any yard constituting the minimum area required in any zoning district but excluding that portion of the yard in excess of the minimum required area.
3. In addition, certain structures may be placed in the required yard area as specified in [Chapter 3: Use Regulations](#).

<sup>25</sup> Carries forward ZO Section 8.2 *Open Space Requirements*. Allows encroachments for additional features, including minor accessory uses and structures, protective awning, hood, or overhang above a doorway, and ramps for ADA accessibility.

**Table 16.4.10-1: Allowed Encroachments into Required Yards and Setbacks**

<b>Feature</b>	<b>Yard(s) Where Encroachment is Allowed</b>	<b>Encroachment (max)</b>	<b>Setback From Lot Line(s) (min)</b>
Balconies (uncovered)	Any yard	4 ft	10 ft
Bay windows	Any yard	24 in	3 ft
Chimneys, flues	Side	1/3 of the width of the side yard or 24 in, whichever is less	--
Eaves, windowsills	Side	1/3 of the width of the side yard or 24 in, whichever is less	--
Minor accessory uses and structures <sup>1</sup>	Any yard	No max	0 ft
Open or lattice enclosed fire escapes, fireproof outside stairways, balconies opening upon fire towers, and similar structures	Any yard, if placed so as not to obstruct light and ventilation	5 ft	--
Open, uncovered decks	Any yard	1/3 of the width of the yard	3 ft
Protective awning, hood, or overhang above a doorway	Any yard	3 ft	--
Ramps, lifts, and other mechanisms for ADA accessibility	Any yard	No max	--
Utility connections, mechanical units	Any yard	No max	3 ft

**Key:** max = maximum allowed | min = minimum required | ft = feet | in = inches | -- = not applicable

<sup>1</sup> See 3.4: Accessory Uses & Structures

G. **Determinations & Interpretations.** When making determinations or, if necessary, interpretations under this Subsection, the Zoning Administrator shall consider the following characteristics of the lot and surrounding lots:

1. The orientation of existing or proposed buildings containing the principal use;
2. The orientation of adjacent buildings and other buildings along the street;

3. Means of gaining safe access;
4. The relative dimensions of the lot and yards;
5. Delivery of services to the lot, including mail and trash collection;
6. Setbacks on surrounding lots; and
7. Other features related to site design and safe circulation.

### 16.4.11 VISUAL SCREENING

- A. **Generally.** This Subsection describes how to measure the percentage of visual screening provided by vegetation, a fence, or a wall. **Section 4.4: Landscaping** regulates this metric.
- B. **Definition of Visual Screen.** A “visual screen” is an imaginary vertical plane extending from the established grade to a height of six feet, of which a percentage of the vertical plane is required to be visually screened (opaque).
- C. **How to Calculate Visual Screening Provided by a Fence or Wall.**
  1. A visual screen is the surface area of the solid portion of a fence or wall as a percentage of the total visual screen area, based on the fence or wall being viewed from a perspective perpendicular to the fence or wall.
  2. Visual screening is measured for each fence or wall section between vertical supports.
- D. **How to Calculate Visual Screening Provided by Vegetation.**
  1. A visual screen is the surface area of the “solid space” provided by the vegetation as a percentage of the total visual screen area, based on the vegetation being viewed from a perspective perpendicular to the vegetation.
  2. Visual screening is measured:
    - (a) For each 20 linear feet of vegetation; and
    - (b) In the winter.
  3. Vegetation must achieve the required visual screen percentage within two growing seasons.