

TITLE FOUR--Principal Use and Structural Requirements
Chap. 1150 Yard and Area Requirements.

CHAPTER 1150
Yard and Area Requirements

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1150.01 GENERAL REQUIREMENTS.

The following minimum yard and area requirements shall apply to the development of a principal use and building on a lot.

- (a) The lot area, lot area per dwelling unit, lot width, lot frontage, front yard, side yard, rear yard, building coverage of a lot, building width, and floor area ratio shall be in accordance with the table below except as required by the following Sections (b), (c), (d), (e), (f), (g), and (h) of this chapter.

District	Lot		Lot Width (ft)	Lot Front (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Bldg Cvrg (%)	Bldg Width	FAR
	Lot Area	Area /DU (sq ft)								
A-1	10A	NA	330	60	*2	*3	20	NA	*4	NA
RR-1	1A	NA	105	35	*2	*3	20	NA	*4	NA
RS-5	8400	NA	70	35	25	*5	20	36	*4	NA
RS-8	5000	NA	40	25	25	*6	20	40	*4	NA
RFBH	5000	NA	40	25	25	*6	20	40	NA	NA
RM-12	*7	*7	*7	*7	25	*7	20	50	*4	NA
RM-20	5000	2000	50	35	25	10	20	45	*4	NA
RM-44	5000	1000	50	35	25	10	20	*8	NA	NA
RM-44A	5000	1000	50	35	25	10	20	25	NA	NA
CO-1	NA	NA	NA	NA	20	NA	NA	NA	NA	1
CN-1	NA	NA	NA	NA	20	NA	NA	NA	NA	1
CN-2	NA	NA	NA	NA	20	NA	NA	NA	NA	1

District	Lot Area	Lot Area /DU (sq ft)	Lot Width (ft)	Lot Front (ft)	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Bldg Cvrg (%)	Bldg Width	FAR
CC-2	NA	NA	NA	NA	20	NA	NA	NA	NA	2
CB-10	NA	NA	NA	NA	NA	NA	NA	NA	NA	10
CH-1	NA	NA	100	NA	20	NA	NA	NA	NA	1
CI-1	NA	NA	NA	NA	20	NA	NA	NA	NA	1
RDP	1A	NA	NA	NA	*9	*9	*9	50	NA	NA
M-1	NA	NA	NA	NA	20	NA	NA	NA	NA	1
M-2	NA	NA	NA	NA	100	NA	NA	NA	NA	2
P	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

(Ord. 06-234. Passed 6-27-06.)

Notes:

*1 In square feet, except where noted in acres.

*2 According to the following table:

<u>Thoroughfare Plan Street Classification</u>	<u>Setback</u>
Major arterial street	90 ft. from the center line of the street at an <u>existing or projected width of 100 ft.</u>
Secondary arterial	65 ft. from the centerline of the street at an existing or projected width of 80 ft.
<u>Collector Street</u>	50 ft. from the center line of the street at an <u>existing or projected width of 60 ft.</u>

*3 Five (5) feet for the first two (2) stories plus two (2) feet for each additional story.

*4 Twenty (20) feet for a minimum of 75 percent of the building's length. This provision shall not apply to zero lot line dwellings.

*5 Five (5) feet, except lots platted after the effective date of this code that do not have at least nine (9) feet of access to the rear yard shall have one (1) at nine (9) feet.

*6 Five (5) feet or 10 percent of the lot width, whichever is less; for zero lot line or attached single-family dwellings, one at zero feet and others at 10 feet.

*7 As listed in the following table:

	Single-Family (non 0-lot line)	Single-Family (0-lot line)	Town House	Duplex & Other Uses	Multi-Family
Lot area (sq ft)	4000	3000	3000	6000	8175
Lot area/DU (sq ft)	4000	3000	3000	3000	2725
Lot width (ft)	35	30	18	45	60
Lot frontage (ft)	20	20	18	35	40
Side yard (ft)	*6	*6	*6	*3	10

*8 For low-rise dwellings: 40 percent; for high-rise dwellings: to be determined by the Board of Zoning Appeals.

*9 Front yard shall equal 50 feet, side and rear yards none required, provided where a lot abuts or is across a street, alley or railroad right-of-way from an R district, no building, parking or loading area shall be closer to the district boundary than 150 feet. However, if screened as provided in Chapter 1161, a parking area may be located to within 50 feet of an R district. (Ord. 03-244. Passed 7-8-03.)

- (b) In an R district, lots abutting a primary or secondary arterial street, as designated on the Land Use Plan map, shall have a front yard line established 90 feet from the centerline of a primary arterial street and 65 feet from the centerline of a secondary arterial street.
- (c) Lots that front on two (2) or more streets shall be provided with a front yard along all streets.
- (d) Where a frontage is divided amongst districts with different front yard requirements, the deepest front yard required shall apply to the entire frontage.
- (e) Where a lot in a C, RDP or M district abuts an R district, a yard at least equal to the abutting yard required in the R district shall be provided along the C, RDP, or M district boundary line.
- (f) In an R district where more than one (1) principal building is permitted on a lot, the required yards shall be as follows:
 - (1) The required front, side and rear yards shall be maintained around all of the principal buildings as if the buildings were considered as one building on the lot, and
 - (2) Each principal building shall be separated from any other principal building by a horizontal distance equal the height of the taller
- (g) Residential uses (not including motels and hotels) located at ground level in a C district, shall be provided with the yards required in the RS-5 district.
- (h) In all districts, if a side or rear yard is provided where not required, the side or rear yard shall be at least five (5) feet wide.
- (i) In the DMC district, lots abutting a public street shall have a front yard line established 50 feet from the right-of-way.

(Ord. 06-91. Passed 3-14-06.)

1150.02 BUILDING EXTENSIONS INTO YARDS.

The following building extensions or attachments to buildings may be located within the required yards specified, subject to the special conditions indicated.

- (a) **Building features.** Eaves, cornices, marquees, awnings, canopies, belt courses, sills, buttresses, or other similar building features which extend beyond the wall of a principal building may project into any yard provided that such projections from a building shall not be closer than three (3) feet to a side or rear lot line.
- (b) **Canopy, gas pump island.** Unenclosed canopies over gas pump islands shall be no closer than 10 feet to a street.
- (c) **Chimneys.** Chimneys may project into any yard not more than two (2) feet.
- (d) **Fire escapes and unenclosed stairways.** Fire escapes and unenclosed stairways may extend into any yard, provided they shall not extend into a side yard more than four and one-half (4-1/2) feet.
- (e) **Porches, balconies, decks, ramps and stoops, uncovered.** Porches, balconies, decks, ramps for handicapped persons and stoops which are uncovered, may extend into any yard, provided that such projections shall not extend into a front yard more than eight (8) feet and a minimum distance of three (3) feet from all lot lines for porches, etc. Stoops may extend into a side yard not more than two (2) feet.
(Ord. 03-244. Passed 7-8-03.)
- (f) **Windows.** Bay windows and similar projecting windows may extend into any yard, provided in an R district, they shall not be closer than three (3) feet to a side lot line.

1150.03 FRONT YARD MODIFICATIONS.

The only front yard exceptions shall be:

- (a) In any District where a block has 20 percent of the lot frontage on one side of the street improved with buildings, the minimum front yard for each lot along the frontage shall be established in the following manner:

At the option of the owner, the front yard shall be established as the front yard required in the district in which the lot is located or otherwise as follows:

- (1) The minimum front yard for a vacant lot within 100 feet of existing buildings on each side of the lot shall be established as that space in front of a line drawn between the closest front corners of the two adjacent existing buildings.
- (2) The minimum front yard of a vacant lot within 100 feet of an existing building on only one side of the lot shall be established as an average of the setback of the closest front corner of the adjacent existing

- building and the depth of the front yard required for the district in which the lot is located.
- (3) The minimum front yard of a vacant lot which is not within 100 feet of an existing building on either side of the lot shall be the front yard required for the district in which the lot is located.
 - (4) The minimum front yard for a proposed addition to an existing principal building or accessory building shall be equivalent to the setback of the closest front corner of the principal building or accessory building. For corner lots and double frontage lots, this modification (4) shall apply to each street and the closest front corner that the principal building or accessory building setback from that particular street. For corner lots, this modification (4) shall not allow an addition to be constructed within a visibility triangle at all street intersections including at least the area within the first fifty (50) feet along the intersecting right-of-way lines (projected if rounded) and a line connecting the ends of such fifty foot lines. Similar visibility triangles shall be provided at intersections of alleys with streets, driveways with streets and alleys with alleys; however, the measurement along the intersecting lines shall be ten (10) feet instead of fifty (50).
 - (5) The minimum setback for a proposed detached accessory building within 100 feet of an existing building on an adjacent lot shall be established as that area in front of a line drawn between the closest front corners of the adjacent existing building and the principal building on the lot of the proposed accessory building. No garage, however, shall be located closer than 18 feet to the front lot line unless the garage is entered from the side.
 - (6) The minimum front yard for a proposed detached accessory building which is not located within 100 feet of an existing building on an adjacent lot shall be established as an average of the closest front corner of the principal building on the lot of the accessory building and the depth of the front yard required in the district in which the lot is located. No garage, however, shall be located closer than 18 feet to the front lot line unless the garage is entered from the side.
- (b) A variance may be granted by the Board of Zoning Appeals modifying yard requirements when the owner of a lot demonstrates practical difficulty in complying with the yard requirements of this code. To grant a variance, only the conditions indicated below shall be applied. In no case, however, may a variance be granted for more than a 28 percent reduction of the required yard without applying other conditions of Chapter 1172.06.
- (1) The essential character of the neighborhood, i.e., adjacent properties, will not be substantially altered or suffer detriment as a result of the reduction;

- (2) There is no other feasible method of solving the property owner's plight;
- (3) The spirit and intent behind the yard requirements will be observed and substantial justice done by granting variance; and
- (4) The owner's plight is unique or peculiar to the property in question, not shared with other landowners in the area, and not due to general conditions in the neighborhood.