§131.0441  Minimum Lot Area in Residential Zones

In the RX and RT zones, lots served by alley access may use a portion of the alley to meet the minimum lot area requirement. Up to one-half the width of the abutting alley, not to exceed 10 feet, may be applied toward the total lot area provided the alley area does not exceed 10 percent of the minimum lot area requirement.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§131.0442  Minimum Lot Dimensions in Residential Zones

(a) Exception to Minimum Street Frontage in the RE, RS, and RM Zones

The minimum street frontage for any lot in the RE, RS, and RM zones that fronts principally on a turnaround or curving street with a centerline radius of less than 100 feet, is 60 percent of the street frontage specified for the zone in which the lot is located as shown in Diagram 131-04A.

Diagram 131-04A
Lot Frontage on Curving Street

(b) Exception to Minimum Street Frontage in the RX Zones

The minimum street frontage is 28.5 feet for any lot in the RX zones that fronts principally on a turnaround or curving street with a centerline radius of less than 100 feet.

(c) Minimum Lot Dimensions in the RX-1-2 Zone

Where a lot in the RX-1-2 zone abuts an alley and access is taken from the alley, the indicated minimum lot dimensions are as follows:

Lot Width  25 feet
Street Frontage  25 feet
Lot Width (corner)  25 feet

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
§131.0443  Setback Requirements in Residential Zones

(a)  *Setbacks* in RE and RS Zones

1. Front *Setbacks* in RE and RS Zones

For that portion of a *lot* that fronts a cul-de-sac, the minimum front *setback* may be reduced 5 feet below the requirement specified in Tables 131-04C and 131-04D; however, in no case shall the *setback* be less than 5 feet.

2. Front *Setbacks* in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

For *lots* where at least one-half of the front 50 feet of the lot depth has a minimum slope gradient of 25 percent, the *setback* closest to the *street frontage* may be reduced to a minimum of 6 feet.

3. Side and Street Side *Setbacks* in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones.

   A. For *lots* exceeding 50 feet in width, each side *setback* shall be at least the dimension shown in Tables 131-04C and 131-04D or 10 percent of the width of the *lot*, whichever is greater, except one side *setback* may observe the minimum dimension shown in Tables 131-04C and 131-04D as long as the combined dimensions of both side *setbacks* equals at least 20 percent of the lot width. Once a side *setback* is established, all additions to the primary *structure* thereafter shall maintain the established side *setback*.

   B. The *street* side *setback* is at least the dimension shown in Tables 131-04C and 131-04D or 10 percent of the lot width, whichever is greater.

   C. For *lots* with 40 to 50 feet in width, each side *setback* is a minimum of 4 feet.

   D. For *lots* with less than 40 feet in width, each side *setback* may be reduced to 10 percent of the lot width but shall not be reduced to less than 3 feet.

   E. For irregularly shaped *lots*, such as pie shaped *lots*, the *setbacks* are based on the average lot width for the first 50 feet of lot depth.

   F. For consolidated *lots*, the width for determining *setback* requirements is the width of the *premises* after the consolidation.
(4) Rear Setback in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

(A) The required rear setback is at least the dimension shown in Table 131-04D, except as follows:

(i) For lots with less than 100 feet in depth, the rear setback is at least 10 percent of the lot depth, but not less than 5 feet; and

(ii) For lots with greater than 150 feet in depth, the rear setback is at least 10 percent of the lot depth or the dimension shown in Tables 131-04C and 131-04D, whichever is greater.

(B) Where a rear yard abuts an alley, one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback. In no case shall a rear setback using this provision be less than 5 feet on the premises. See Diagram 131-04B.

**Diagram 131-04B**
Rear Yard Abutting Alley

(C) Where access for parking is taken from the alley and the parking spaces are not parallel to the alley, a minimum distance of 21 feet shall be provided between the edge of the alley public right-of-way opposite the lot and the outside edge of the parking garage or parking stall closest to the alley. See Diagram 131-04C.
(5) Rear Setback in the RS-1-8, RS-1-9, RS-1-10, RS-1-11, RS-1-12, RS-1-13, and RS-1-14 Zones

For lots that are served by alley access, the rear setback may be reduced to 4 feet.

(b) Setbacks in RX Zones

(1) Front Setback in RX Zones

RX zone developments exceeding a total of four dwelling units are required to provide variable front setbacks as follows:

(A) Front setbacks of 15 feet are required for at least 25 percent of the total dwelling units, 10-foot front setbacks are required for at least 25 percent of the total dwelling units, and 20-foot front setbacks are required for at least 25 percent of the total dwelling units;

(B) No more than 40 percent of the total number of dwelling units are permitted to have front setbacks in any one category (i.e. 10 feet, 15 feet, or 20 feet) described in 131.0443(b)(1)(A); and

(C) Variable front setbacks described in this section shall be established by easement at the time of tentative map approval. The easements shall be established at the time of zone application if lots are existing and no map is proposed. If a
Planned Development Permit is processed, the variable setbacks may be established with the permit in lieu of creating easements.

(2) Side and Street Side Setbacks in RX Zones

(A) For detached dwellings, the following shall apply:
   (i) Minimum side and street side setbacks are at least 3 feet or 10 percent of the lot width, whichever is greater, but is not required to be more than 5 feet;
   (ii) No side setback is required for one side only provided the side with no setback is adjacent to other property within an RX zone; and
   (iii) A separation of at least 10 feet between buildings must be observed on at least one side of each building.

(B) For attached dwellings, the following shall apply:
   (i) No side setback shall be observed on one side, excluding street side yard;
   (ii) The opposite side setback is 6 feet or 20 percent of the lot width, whichever is greater, but is not required to be more than 10 feet. This side setback may be 4 feet if a vertical offset in the structure’s side wall is provided so that a yard area within the building envelope is provided that is equal to or exceeds the area projecting into the required yard. See Diagram 131-04D.
(iii) Each separate dwelling unit shall have its own side yard wall construction that may abut another dwelling unit at the common property line. Common wall construction between two dwelling units is not permitted.

(3) Rear Setback in RX Zones
Rear setbacks shall be at least 10 feet or, if alley access exists, at least 4 feet.

(c) Setbacks in RT Zones
(1) Front Setback in RT Zones
(A) The minimum front setback is 10 percent of the depth of the lot, and in no case shall be less than 5 feet or more than 15 feet. At least some portion of the building facade shall be located within 1 foot of the setback line.
(B) 50 percent of the front building facade may encroach into the required front yard in accordance with Section 131.0461(b) provided that all supplemental requirements are met as set forth in Section 131.0464(c).
(2) Side Setbacks in RT Zones

(A) Side yards are not permitted except for lightwells and court yards, as shown in Diagram 131-04E, which shall be a minimum of 6 feet by 10 feet.

Diagram 131-04E
Lightwells and Courtyards in the RT Zones

(B) Each separate dwelling unit shall have its own side yard wall construction that may abut another dwelling unit at the common property line. Common wall construction between two dwelling units is not permitted.

(C) A minimum side setback of 3 feet is required adjacent to any lot that is not within an RT zone.

(d) Setbacks in RM-1-1, RM-1-2, RM-1-3 Zones

(1) Front Setback in RM-1-1, RM-1-2, RM-1-3 Zones

(A) Up to 50 percent of the width of the building envelope may observe the minimum 15-foot front setback, provided the remaining percentage of the building envelope width observes the standard 20-foot setback. This may occur on a floor-by-floor basis. See Diagram 131-04F.
Diagram 131-04F

Standard/Minimum Front Setback

(B) For any portion of a lot that fronts on a curving street with a centerline radius of less than 100 feet, the standard setback is 10 feet, and the minimum setback is 5 feet.

(2) Side Setbacks in RM-1-1, RM-1-2, RM-1-3 Zones

(A) Up to 50 percent of the length of the building envelope on one side of the premises may observe the minimum 5-foot side setback, provided the remaining percentage of the building
envelope length observes at least the standard side setback of 8 feet or 10 percent of the lot width, whichever is greater.

One hundred percent of the length of the building envelope on the opposite side may observe the minimum side setback of 5 feet. See Diagram 131-04G.

**Diagram 131-04G**

Standard/Minimum Side Setback

(B) Exception: The minimum and standard side setbacks are at least 4 feet for a premises that is less than 50 feet but more than 25 feet wide. The minimum and standard side setbacks are at least 3 feet for a premises that is 25 feet wide or less.

(C) Where there is an existing development on the premises with the side setback less than the current requirement and the building is to be maintained, new development may observe the existing side setback for 50 percent of the length of the building envelope on a floor-by-floor basis.

(3) **Street Side Setback** in RM-1-1, RM-1-2, RM-1-3 Zones

The minimum street side setback is at least 10 feet or 10 percent of the premises width, whichever is greater.

(4) **Rear Setback** in RM-1-1, RM-1-2, RM-1-3 Zones

Where a rear yard abuts an alley, one-half of the alley width, but not more than 10 feet, may be counted toward the required rear yard. In no case shall a rear setback using this provision be less than 5 feet.
(e) **Setbacks in RM-2-4, RM-2-5, RM-2-6 Zones**

(1) **Front Setback in RM-2-4, RM-2-5, RM-2-6 Zones**

(A) Up to 50 percent of the width of the building envelope may observe the minimum 15-foot front setback, provided the remaining percentage of the building envelope width observes the standard 20-foot setback. This may occur on a floor-by-floor basis.

(B) For any portion of a lot that fronts on a curving street with a centerline radius of less than 100 feet, the standard front setback is 10 feet and the minimum setback is 5 feet.

(2) **Side Setbacks in RM-2-4, RM-2-5, RM-2-6 Zones**

(A) The minimum side setback is 5 feet or 10 percent of the premises width, whichever is greater.

(B) Exception: The minimum side setback is 4 feet for a premises that is 40 to 50 feet in width.

(C) For lots with less than 40 feet in width, each side setback may be reduced to 10 percent of the lot width but shall not be reduced to less than 3 feet.

(3) **Street Side Setback in RM-2-4, RM-2-5, RM-2-6 Zones**

(A) The minimum street side setback is 10 feet or 10 percent of the premises width, whichever is greater.

(B) Street Side Yard Encroachment Option. Up to 50 percent of the building facade may encroach up to 5 feet into the required street side yard. The encroachment may occur on a floor-by-floor basis. See Diagram 131-04H.
Diagram 131-04H
Street Side Yard Encroachment Option

(4) Rear Setback in RM-2-4, RM-2-5, RM-2-6 Zones
Where a rear yard abuts an alley, one-half of the alley width, but not
more than 10 feet, may be counted toward the required rear yard. In
no case shall a rear setback using this provision be less than 5 feet.

(f) Setbacks in RM-3-7, RM-3-8, RM-3-9 Zones
(1) Front Setback in RM-3-7, RM-3-8, RM-3-9 Zones
   (A) Up to 50 percent of the width of the building envelope may
       observe the minimum 10-foot front setback, provided the
       remaining percentage of the building envelope width observes
       the standard 20-foot setback. This may occur on a
       floor-by-floor basis.
   (B) For any portion of a lot that fronts on a curving street with a
       centerline radius of less than 100 feet, the standard front
       setback is 10 feet and the minimum setback is 5 feet.

(2) Side Setbacks in RM-3-7, RM-3-8, RM-3-9 Zones
   (A) The minimum side setback is 5 feet or 10 percent of the
       premises width, whichever is greater.
   (B) Up to 50 percent of the length of the building adjacent to the
       side yard may abut the side property line, provided that no
       encroaching element shall exceed 30 feet in length, that
       encroaching elements are separated by at least 6 feet, and that
       each dwelling unit has access to either the front or rear of the
       lot. See Diagram 131-04I.
(3) **Street Side Setback** in RM-3-7, RM-3-8, RM-3-9 Zones

(A) The minimum street side setback is 10 feet or 10 percent of the premises width, whichever is greater.

(B) Up to 50 percent of the building facade may encroach up to 5 feet into the required street side yard.

(g) **Setbacks** in RM-4-10, RM-4-11 Zones

(1) Two contiguous yards must observe setbacks of at least 15 feet on the northerly and easterly elevations, as shown in Diagram 131-04J.
(2) The side yard and rear yard shall equal the requirements of the adjacent residential zone if that zone is more restrictive.

(h) Setback Requirements in the RM-5-12 Zone

(1) Front Setback in the RM-5-12 Zone

The minimum front setback is 10 feet for any portion of a lot that fronts on a turnaround or on a curving street with a centerline radius of less than 100 feet.

(2) Side Setback in the RM-5-12 Zone

The minimum side setback specified in Table 131-04G shall be increased 3 feet for each 12 feet of structure height over 24 feet.

(3) Street Side Setback in the RM-5-12 Zone

The minimum street side setback is as indicated in Table 131-04G, except as follows:

(A) 9 feet for any lot that is at least 45 but less than 50 feet wide;
(B) 8 feet for any lot that is at least 40 but less than 45 feet wide;
(C) 7 feet for any lot that is at least 35 but less than 40 feet wide;
(D) 6 feet for any lot that is at least 30 but less than 35 feet wide; and
(E)  5 feet for any lot that is less than 30 feet wide.

(4)  Rear Setback in the RM-5-12 Zone

The rear setback specified in Table 131-04G shall be increased 3 feet for each 12 feet of structure height over 24 feet.

(i)  Setbacks for Resubdivided Corner Lots in the RE, RS, and RM Zones

Corner lots that have been resubdivided shall maintain the front setback and street side setback in compliance with the requirements placed on the original lot configuration, as shown in Diagram 131-04K. The rear yards of the resubdivided lots shall be adjacent to the property line located opposite the front property line of the resubdivided lots.

Diagram 131-04K
Setbacks for Resubdivided Corner Lots

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)
(Amended 3-1-2006 by O-19468 N.S.; effective 4-1-2006.)