

PLANNING & DEVELOPMENT REVIEW

ZONING DIVISION

ZONING

ILLUSTRATIONS

OF SELECTED ZONING TERMINOLOGY

Illustrations of Selected Zoning Terminology

BLOCK

Block, means all of the property located along one side of a street between two intersecting streets or between any combination of intersecting streets, railroad rights-of-way, watercourses or other features or natural barriers which permanently interrupt the continuity of development.

DWELLINGS

Dwelling, multifamily, means a building containing three or more dwelling units.

Dwelling, single-family attached, means a building which contains only one dwelling unit and which is attached by means of party walls to another main building, each of which is located on an individual lot of record.

Dwelling, single-family detached, means a building completely separated from any other main building and containing only one dwelling unit.

Dwelling, two-family, means a building containing two dwelling units, and consisting of either of the following:

LOTS

Lot means a parcel of land occupied or intended for occupancy by buildings or uses permitted by this chapter and including such area, yards and other open spaces as are required in this chapter. A lot may consist of a single lot of record or a combination of contiguous lots of record.

Lot, area, is determined by multiplying lot width times the lot depth.

Lot, corner, means a lot located at the intersection of two or more streets or a lot bounded entirely by streets. A lot abutting on a curved street shall be considered a corner lot if straight lines drawn from the intersections of the side lot lines with the street line to the midpoint of the street frontage meet at an interior angle of 135 degrees or less.

Lot coverage means that portion of a lot occupied at ground level or above by enclosed space within main buildings and accessory buildings.

Lot, interior, means a lot having only one street frontage.

Lot, substandard width, means that in any district except R-7 single and two-family urban residential, a single-family detached or two-family dwelling on a lot less than 50 feet in width legally recorded prior to the effective date of the ordinance from which such requirements are derived shall have a side yard adjacent to each side lot line of not less than 10 percent of the width of the lot, but in no case less than three feet. An addition to the area of a lot which increases the width of the lot shall be permitted and shall not be deemed to create a violation of a side yard requirement applicable to an existing building located on the lot.

Illustrations of Selected Zoning Terminology

Lot, through, means a lot other than a corner lot having more than one street frontage.

Lot width means the shortest horizontal distance between the points where the rear of the required front yard intersects the sidelines of a lot. For through lots, the lot width shall be measured adjacent to the street frontage to which the main building is oriented

STREET FRONTAGE

Street Frontage, means that portion of a lot abutting a street and situated between lot lines intersecting such street. Also referred to as "lot frontage."

TRANSITIONAL SITE

Transitional site means a lot or portion thereof located in an RO, HO or B district and situated within 50 feet of and fronting on the same block as property in an R district. A corner site as described shall not be considered a transitional site where one frontage of the site is adjacent to or across an alley from property zoned other than residential and where that frontage is situated along a major, secondary or collector street as designated along a major, secondary or collector street as designated in the city's master plan.

YARDS

Yard means an open space, other than a court, unoccupied and unobstructed by any structure or portion of a structure from three feet above the ground level upward, except as otherwise provided in section 114-630.9.

Yard, averaging means that when a building or addition thereto erected within 100 feet of an existing main building adjacent on each side thereof shall have a front yard as required by the following: On any lot on which a front yard is required and where one or both adjacent buildings have nonconforming front yard, a building or addition thereto erected on such lot shall have a front yard with a minimum depth of not less than the average depth of the front yards of the adjacent buildings.

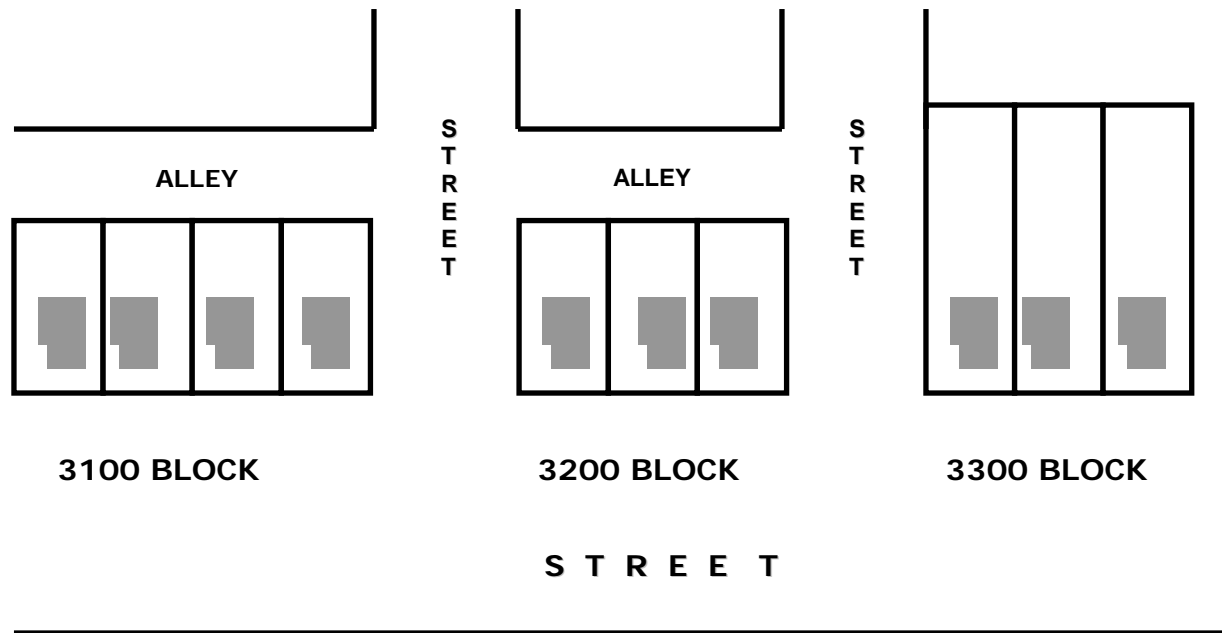
Yard, front, means a yard extending the length of the street frontage of a lot and being the minimum horizontal distance between the street line and the main building.

Yard, rear, means a yard extending across the rear of a lot between the minimum required side yard lines and being the minimum horizontal distance between the rear lot line and the main building.

Yard, side, means a yard parallel to the side lot line and extending from the rear of the required front yard or the street line, if no front yard is required, to the rear lot line and being the minimum horizontal distance between the side lot line and the main building. On irregular shaped lots, any yard to which the definition contained in this article are not clearly applicable shall be deemed a side yard.

BLOCK

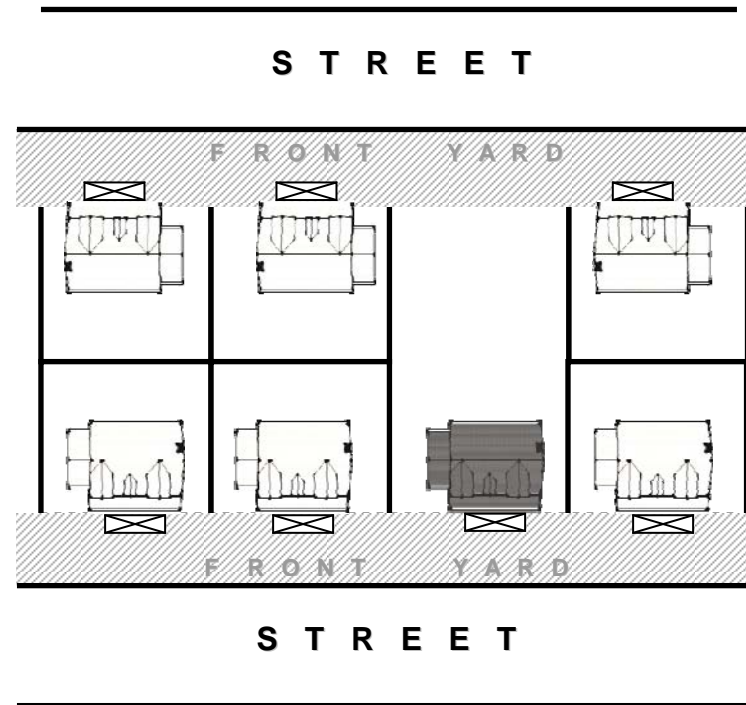
Block means all of the property located along one side of a street between two intersecting streets or between any combination of intersecting streets, railroad rights-of-way, watercourses or other features or natural barriers which permanently interrupt the continuity of development.



THROUGH LOT

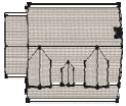
Lot, Through, means a lot other than a corner lot having more than one street frontage

Dwelling located on a **THROUGH LOT**

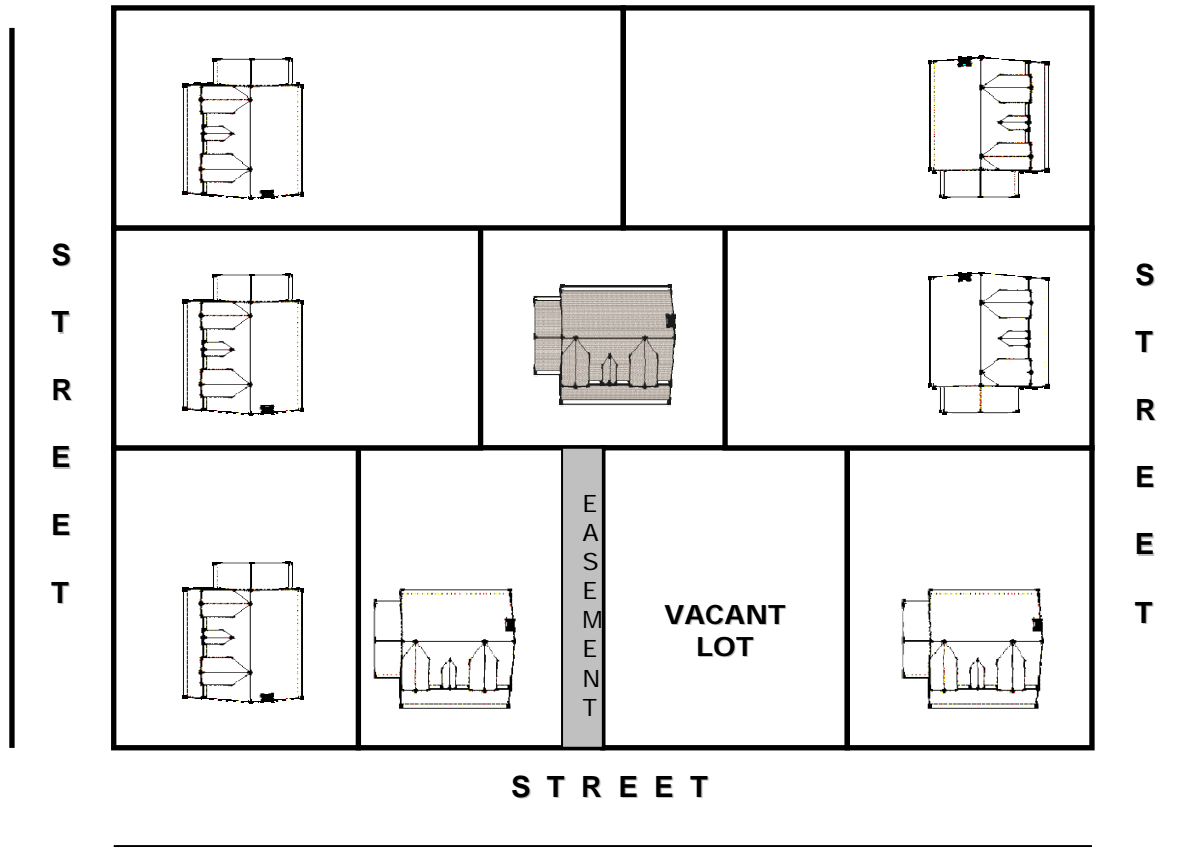


STREET FRONTAGE

Street frontage means that portion of a lot abutting a street and situated between lot lines intersecting such street. Also referred to as "lot frontage."



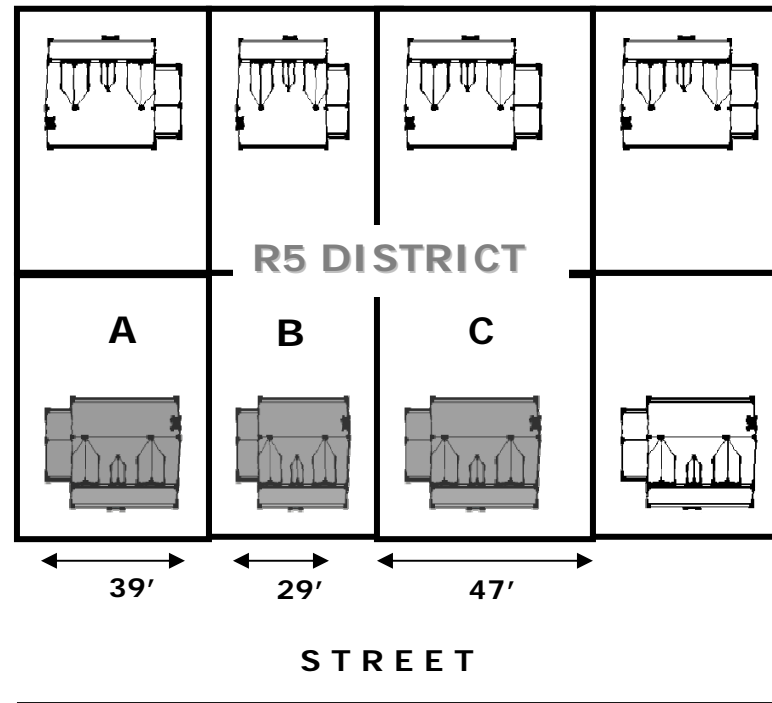
Lot without Street Frontage



LOTS SUBSTANDARD WIDTHS

Side yards on lots of substandard widths. In any district except R-7 single- and two-family urban residential, a single-family detached or two-family dwelling on a lot less than 50 feet in width legally recorded prior to the effective date of the ordinance from which such requirements are derived shall have a side yard adjacent to each side lot line of not less than ten percent of the width of the lot, but in no case less than three feet. An addition to the area of a lot which increases the width of the lot shall be permitted and shall not be deemed to create a violation of a side yard requirement applicable to an existing building located on the lot.

EXAMPLE: Lot B is proposing to make an addition to the rear and side of the existing structure. The lot has a lot width of 29'. This would qualify as a lot with a substandard width and would only require a side yard (setback) of at least 3'. If Lot C was to propose the same addition they would be required to meet today's standards of the R-5 zoning district because the lot has a lot width of over 50'.

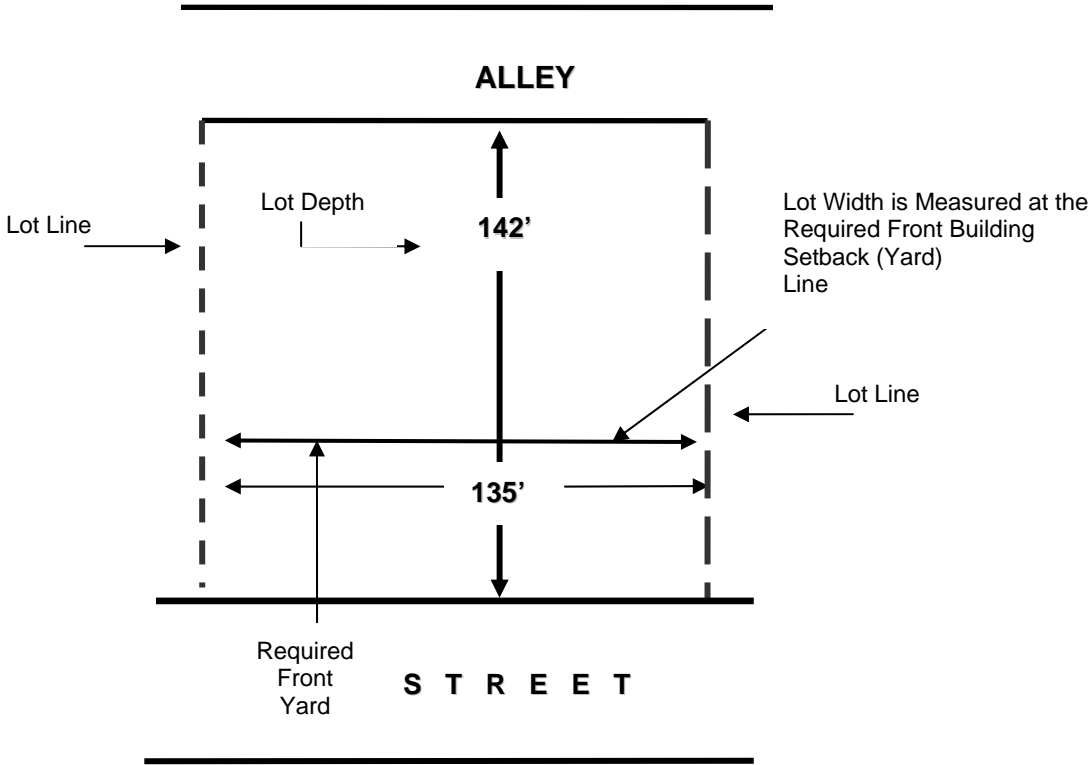


LOTS

LOT AREA & WIDTH

Lot area, is determined by multiplying the lot width x the lot depth.

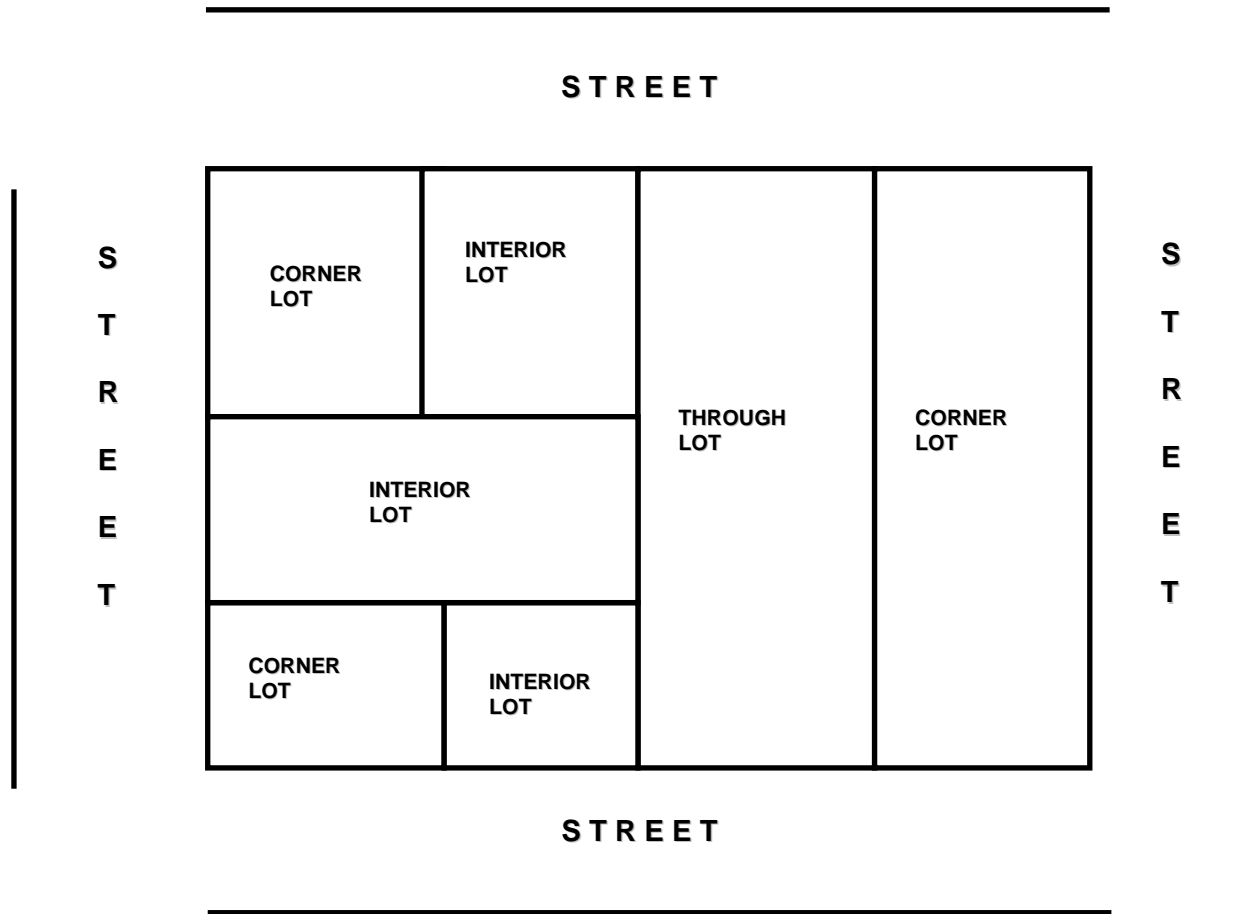
Lot width means the shortest horizontal distance between the points where the rear of the required front yard intersects the sidelines of a lot. For through lots, the lot width shall be measured adjacent to the street frontage to which the main building is oriented.



Lot Area = Lot Width x Lot Depth
(19,170 Square Feet = 135'x 142')

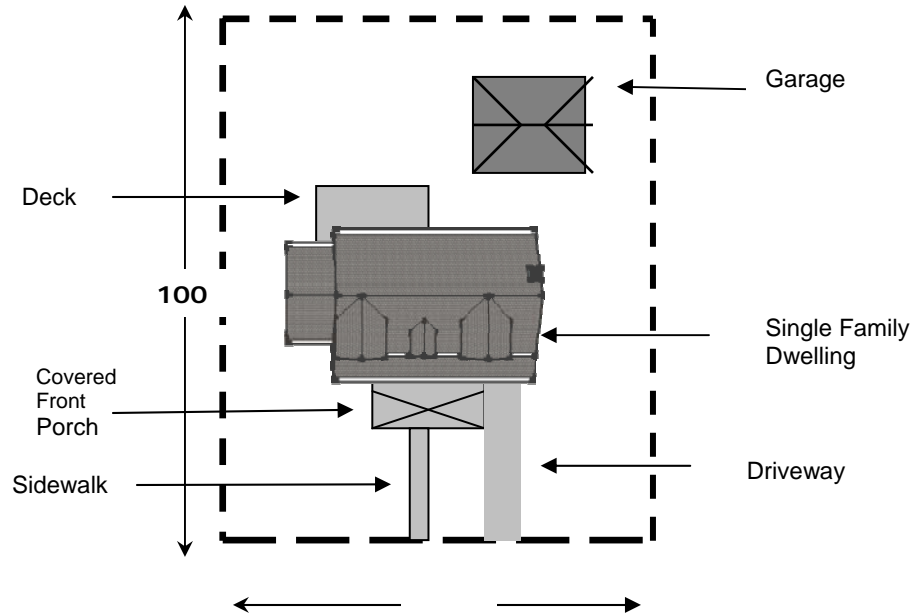
LOT TYPES

Lot means a parcel of land occupied or intended for occupancy by buildings or uses permitted by this chapter and including such area, yards and other open spaces as are required in this chapter. A lot may consist of a single lot of record or a combination of contiguous lots of record.



LOT COVERAGE

Lot coverage means that portion of a lot occupied at ground level or above by enclosed space within main buildings and accessory buildings.



Example:

TOTAL LOT AREA
= 6,600 SQ. FEET

SINGLE FAMILY DWELLING
= 1,200 SQ. FEET

GARAGE
= 300 SQ. FEET

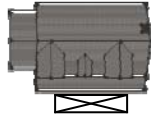
$(1,500 \text{ SQ. FT} / 6,600 \text{ SQ. FT}) \times 100\%$
= 23%

TOTAL LOT COVERAGE
= 23%

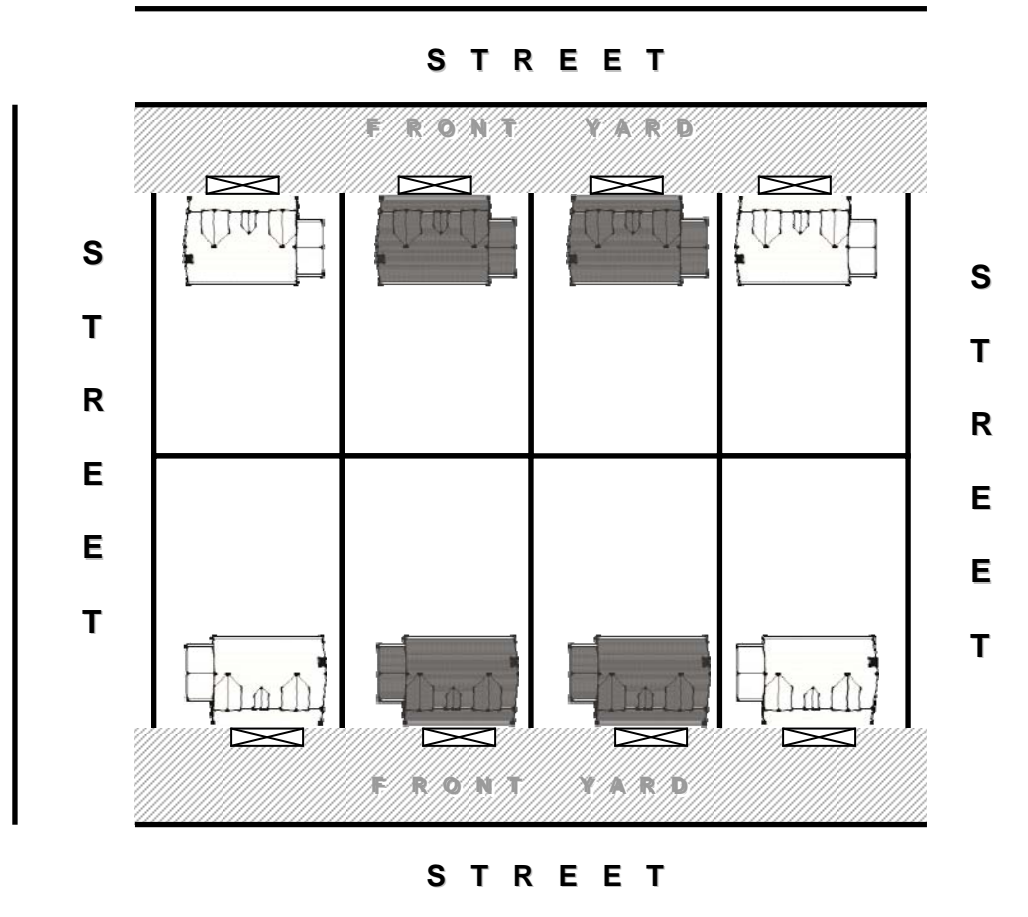
Note: The driveway, sidewalk, covered porch and deck are not included in the lot coverage formula.

LOT TYPES INTERIOR LOT

Lot, Interior, means a lot having only one street frontage



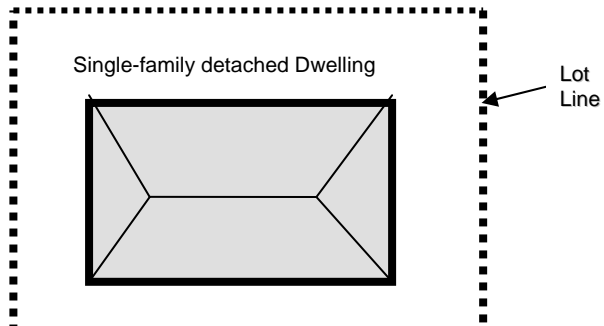
Dwelling located on an **INTERIOR LOT**



Dwelling Types

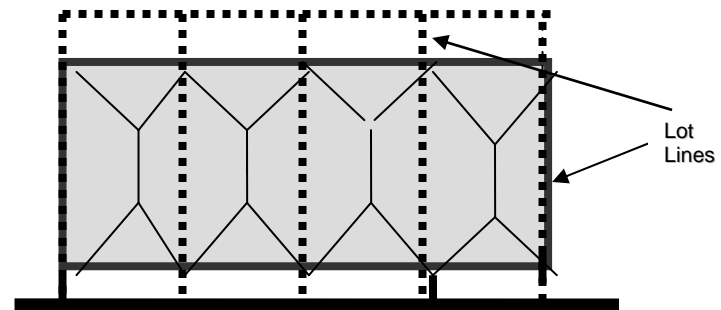
(Single- and 2-Family Detached and Attached & Multi-Family)

Dwelling unit means a room or group of rooms within a building constituting a separate and independent unit occupied or intended for occupancy by one family and containing one kitchen and provisions for living, sleeping, eating and sanitation, all of which are generally accessible to all occupants of the unit, and which is not available for occupancy for periods of less than one month.



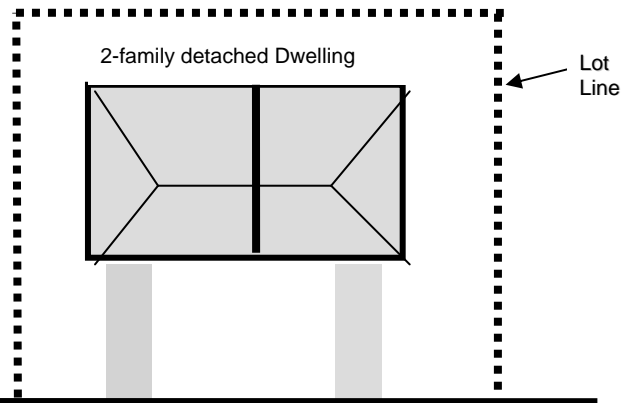
Dwelling, single-family detached means a building containing one dwelling unit, which is located on an individual lot of record.

Single- or 2-family attached Dwelling

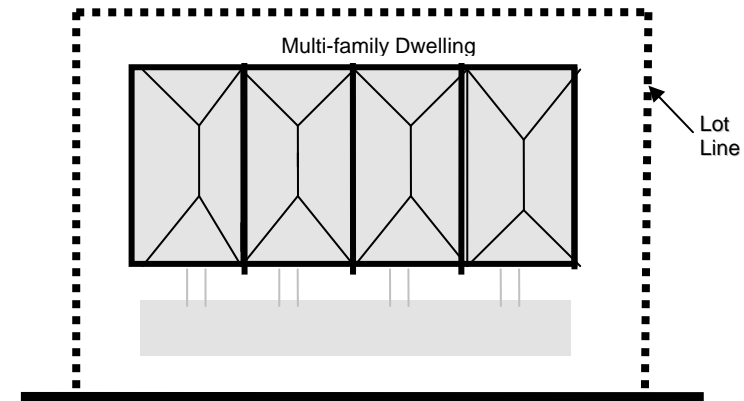


Dwelling, single-family attached means a building which contains one dwelling unit and which is attached by means of party walls to another main building, each of which is located on an individual lot of record.

Dwelling, two-family attached means a building containing two dwelling units and which is attached by means of party walls to another main building, each of which is located on an individual lot of record.



Dwelling, two-family (detached) means a building containing two dwelling units, which is located on an individual lot of record.



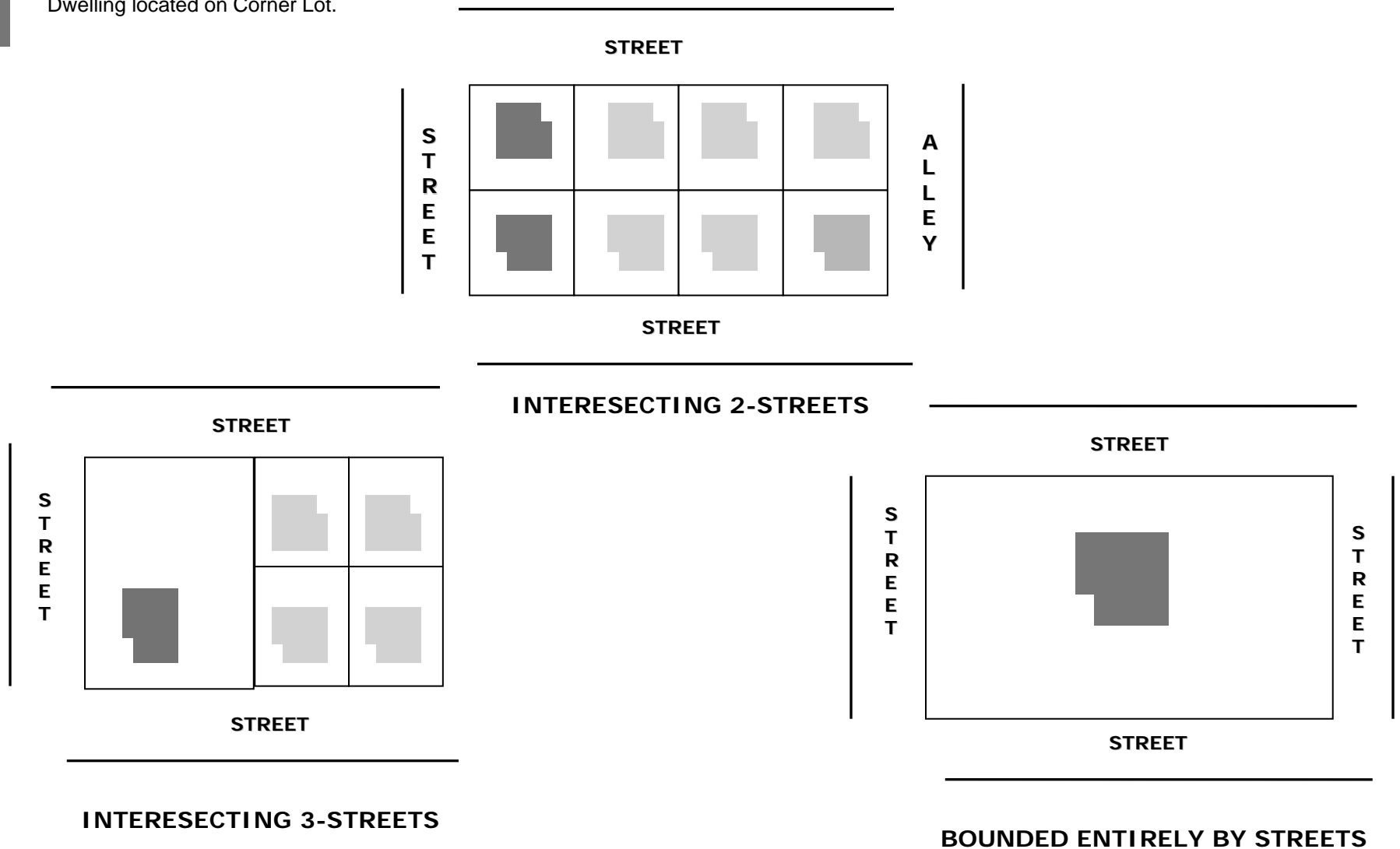
Dwelling, multifamily means a building containing three or more dwelling units located on a single lot.

CORNER LOTS

LOT, CORNER, means a lot located at the intersection of two or more streets or a lot bounded entirely by streets. In addition, a lot abutting on a curved street shall be considered a corner lot if straight lines drawn from the intersections of the side lot lines with the street line to the midpoint of the street frontage meet at an interior angle of 135 degrees or less.



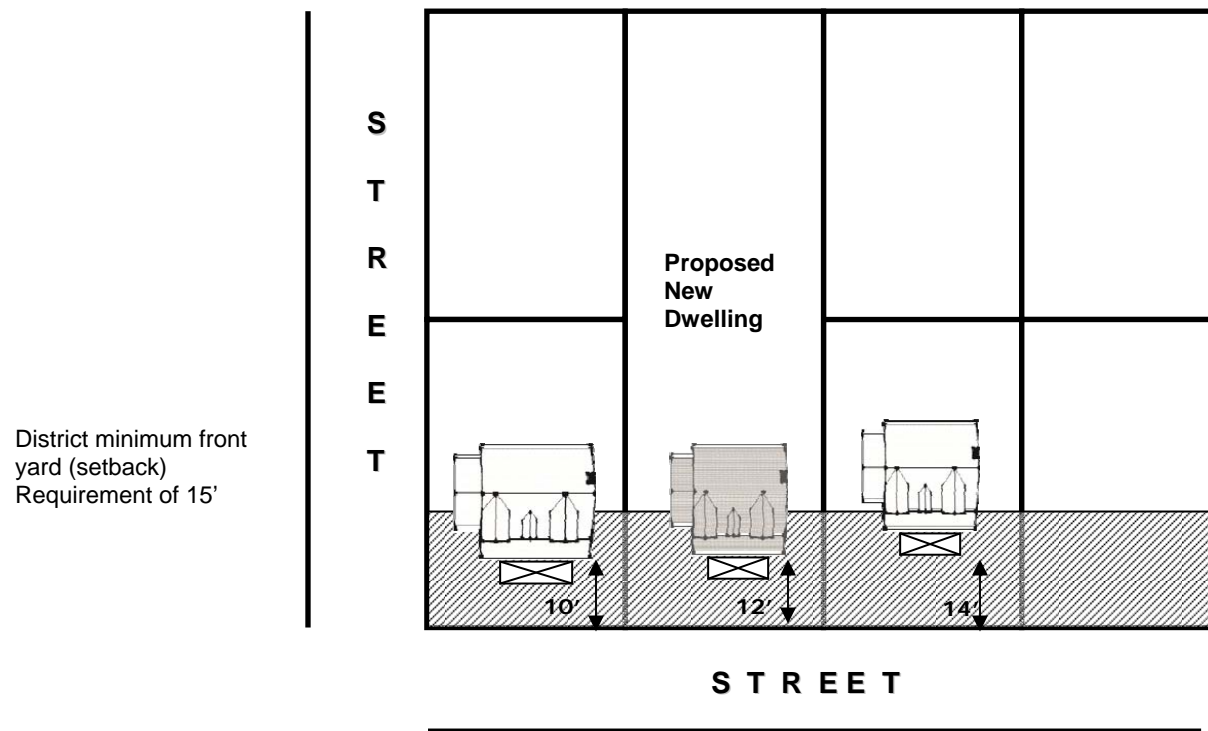
Dwelling located on Corner Lot.



YARDS (YARD AVERAGING)

A building or addition thereto erected within 100 feet of an existing main building adjacent on each side thereof shall have a front yard as required by the following: On any lot on which a front yard is required and where one or both adjacent buildings have a nonconforming front yard, a building or addition thereto erected on such lot shall have a front yard with a minimum depth of not less than the average depth of the front yards of the adjacent buildings.

Setbacks for nonconforming lots where adjacent dwellings have nonconforming front yards)



YARDS

Yard (Setback) means an open space, other than an enclosed court, unoccupied and unobstructed by any structure or portion of a structure from three feet (3') above the ground level upward. A yard is measured perpendicular from the closest point of the structure (building foundation walls, eaves, overhangs, decks, etc.) to the lot line or parcel boundary. Any building improvement that is above 36" off the ground must be included in the measurement of yards, however, certain components (porches, steps, chimneys, roofs, eaves, cantilevers and other appurtenances) may project and encroach into certain yards for specified distances. [NOTE: Permitted projections and encroachments are listed in Section 114-630.9 of the City's Zoning Ordinance.] The types of yards are dependant on the lot orientation and configuration.

Yard (front) is a yard extending the length of the street frontage of a lot and being the minimum horizontal distance between the street line and the building.

Yard (rear) is a yard extending across the rear of a lot between the minimum required side yard lines and being the minimum horizontal distance between the rear lot line and the main building.

Yard (side) is a yard parallel to the side lot line and extending from the rear of the required front yard or the street line, if no front yard is required, to the rear lot line and being the minimum horizontal distance between the side lot line and the main building. On irregular shaped lots, any yard to which the definitions obtained in this article are not clearly applicable shall be deemed a side yard.

