BUILDINGS BULLETIN 2009-003
Zoning

Supersedes: None

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Purpose: This document clarifies whether or not open area requirements applicable for multiple residential buildings developed on a single zoning lot in all R1 through R5 districts may be reduced if the subject zoning lot is a shallow interior lot.

Related Code
Section(s): ZR 23-89 (open area requirements), ZR 23-52 (rear yards; special provisions for shallow interior lots)

Subject(s): Zoning, open area requirements
Zoning, rear yards, shallow interior lots

The provisions of ZR 23-89, applicable to all zoning lots developed with two or more residential buildings or building segments in all R1 through R5 districts, state, in pertinent part, "... that an open area shall be provided adjacent to the rear wall of such building or building segments . . . . and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall . . . ."

The provisions of ZR 23-52 allow for the reduction of a required 30 foot rear yard for residential developments on shallow interior lots.

However, any 30'-0" open area as required by ZR 23-89 shall not be reduced pursuant to ZR 23-52, which provide for the reduction of a required rear yard only.