

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 4th Street, N.W.
Washington, D.C. 20001

Appeal from Determination Made by Zoning Administrator

BZA Appeal No. 19613

**D.C. DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS’
MOTION TO CONTINUE HEARING UNTIL ZONING COMMISSION’S FINAL
ACTION IN ZC CASE NO. 17-23 OR, IN THE ALTERNATIVE, TO JUNE 13, 2018**

The D.C. Department of Consumer and Regulatory Affairs (DCRA) respectfully submits this motion to continue the May 2, 2018 hearing until the Zoning Commission for the District of Columbia (the Zoning Commission) takes final action in the pending ZC Case No. 17-23 or, in the alternative, to June 13, 2018 (or later at the Board of Zoning Adjustment’s (the Board) convenience) for the following reasons:

ZC Case No. 17-23 was initiated by the Office of Planning’s request to approve a text amendment to the Zoning Regulations. That case remains pending before the Zoning Commission.

In this case, Appellant B Monroe Ventures LLC requested a continuance on three separate occasions to allow the Zoning Commission to take final action in ZC Case No. 17-23. (Attachment A – Appellant’s Request to Postpone Hearing Date; Appeal No. 19613 dated February 14, 2018). The Board granted Appellant’s request for a continuance each time. Following these continuances, the Zoning Commission made progress in ZC Case No. 17-23, but failed to take final action. (Attachment B – Office of Planning Report dated April 9, 2018.) The Zoning Commission’s final action will directly address the issues raised in this appeal and, potentially, make it moot. Therefore, in the interest of judicial economy and the parties’ resources, DCRA requests that the Board continue the May 2, 2018 hearing until the Zoning Commission takes final action in ZC Case No. 17-23.

In the alternative, DCRA respectfully requests continuance on the basis that DCRA’s attorney of record in this appeal, Maximilian Tondro, left DCRA on April 13, 2018, and the newly appointed undersigned attorney requests more time to adequately review the file and prepare an adequate defense for the hearing. In addition, Zoning Administrator, Matthew LeGrant, was at a conference for the current week and not available for consultations with the

newly appointed attorney. If a continuance were not granted, DCRA would be severely prejudiced.

DCRA the Appellant have been communicating regarding consent for this motion. Appellant does not consent to a continuance pending final action in ZC Case No. 17-23. As to DCRA’s requested alternative relief of a continuance to June 13, 2018, DCRA has not received a final response from Appellant prior to this filing.

For the foregoing reasons and in the interest of judicial economy, DCRA respectfully requests that the Board grant the instant motion, continue the May 2, 2018 hearing until the Zoning Commission takes final action in ZC Case No. 17-23, or until June 13, 2018 (or later at the Board’s convenience).

Respectfully submitted,
ESTHER YONG MCGRAW
Interim General Counsel
Department of Consumer and Regulatory Affairs

Date: 4/25/2018

/s/ Adrienne Lord-Sorensen
ADRIANNE LORD-SORENSEN (DC Bar # 493865)
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of April 2018 a copy of the foregoing DCRA’s Motion to Continue Hearing Until Zoning Commission’s Final Action in ZC Case No. 17-23 or, in the Alternative, to June 13, 2018 was served via electronic mail to:

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/s/ Adrienne Lord-Sorensen
Adrienne Lord-Sorensen

ATTACHMENT A

SULLIVAN & BARROS, LLP

Real Estate | Zoning | Business Law

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February 14, 2018

via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Request to Postpone Hearing Date; Appeal No. 19613.

Dear Members of the Board:

I am writing on behalf of the Appellant in the above-referenced appeal to request a postponement of the scheduled hearing date from February 28, 2018, to April 25, 2018. The Appellant's appeal is based on a side yard requirement that may no longer be applicable if the Zoning Commission approves ZC. Case No. 17-23. That case is scheduled for April 19, 2018. If the Zoning Commission case moves forward, the Appeal will then be moot.

Thank you for considering this request.

Sincerely,



Martin P. Sullivan

cc: Jack McKay
ANC ID

Maximilian Tondro
Counsel for the Zoning Administrator

Board of Zoning Adjustment
District of Columbia
CASE NO. 19613
EXHIBIT NO. 27

ATTACHMENT B



MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS}Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: April 9, 2018
SUBJECT: ZC 17-23: Hearing Report – Request for a Text Amendment to the Zoning Regulations: Subtitle B - Definitions and Rules of Measurement and Other Changes and Correlating Rules in Subtitles D, E, and F.

I. RECOMMENDATION

The Office of Planning (OP) recommends approval of the text amendments to the following zoning regulations as detailed in Sections III and IV:

1. Revisions to Definitions (Subtitle B, Chapter 1) of:
 - a. Building, Attached
 - b. Building, Detached
 - c. Building, Semi-detached
2. Revisions to Rules of Measurement
3. Revisions to zone specific Development Standards

II. BACKGROUND

OP brought forward a proposed text amendment, which the Zoning Commission set down on December 11, 2017, that would have more closely aligned the treatment of side yards in the zoning regulations with past practice and Office of the Zoning Administrator (OZA) practice. The proposed text amendment also included formatting changes that would result in a consolidation of the side yard regulations. Finally, the proposal sought to increase the minimum nonconforming side yard from two to three feet to provide adequate space for access and maintenance.

OP has continued to work with the OZA and provides the following analysis and recommended text for further discussion and consideration by the Commission.

III. ANALYSIS

1920 Zoning Regulations

Regulation of Yards, justified by the need for light and air in buildings, in the District of Columbia date back as far as the 1897 Congressional Act. The Zoning Regulations for the District of Columbia, (August 30, 1920) defined a side yard as the following.

3305.2 In an R-2, R-3, R-4, or R-5 District, a *one-family detached dwelling* shall be subject to the *side yard* requirements of an R-1 District.

3305.3 In an R-3, R-4, or R-5 District, a *one-family semi-detached dwelling* shall be subject to the *side yard* requirements of an R-2 District.

3305.4 In an R-5-A District one *side yard* shall be provided for all *structures* except that in the case of an *apartment house* containing three or more *dwelling units* per floor there shall be provided two *side yards*, each with the minimum width set forth in paragraph 3305.1.

3305.5 A *side yard* is not required along a *side street* abutting a *corner lot* in a Residence District.

3305.6 Except as provided in paragraphs 3305.2 and 3305.3, a *side yard* is not required in an R-3, R-4, R-5-B, R-5-C, or R-5-D Districts. However, if such *yard* is provided, it shall be at least three inches wide per foot of *height of building*, but not less than eight feet wide.

In Section 3307, the 1958 Regulations allowed for exception to the Area and Density Regulations for Groups of Buildings and contemplated new construction in R-5-A Districts and stated the following.

Section 3307—Exceptions to Area and Density Regulations for Groups of Buildings

3307.1 In an R-5-A District a group of *one-family dwellings*, *flats*, *apartment houses*, or a combination thereof, with division walls from the ground up or from the lowest floor up, may be erected and deemed a single *building* for the purpose of these regulations, provided that:

3307.11 All *buildings* in such group are erected simultaneously;

3307.12 The group does not consist of more than 12 *dwelling units* per floor, nor more than 12 *one-family dwellings*, and provided further, that the number of *dwelling units* or *one-family dwellings*, the front entrances of which do not face a *street*, shall not exceed four in depth from any *street* abutting the *lot*;

3307.13 Such group and its *accessory buildings* do not occupy more than 25% of the *lot area*, nor exceed a *floor area ratio* of 0.65;

3307.14 There are provided two *side yards* for such group, each of which is not less than 20 feet in width;

3307.15 The width of all *open courts* is at least eight inches for each foot of *length of court*, and provided further, that the *length of court* of any *court* abutting the front entrance of any *dwelling unit* is at least 40 feet and the depth of such *court* is not less than 30 feet.

3307.16 No *closed court* is provided in such group;

3307.17 The front entrances of not more than four *one-family dwellings* nor more than four *dwelling units* per floor face any *street* which abuts the *lot*;

3307.18 All front entrances of such group abut a *street*, front *yard*, or front *court*, provided, a front entrance may abut a *side yard* if all *one-family dwellings* or *dwelling units* to which such entrance is appurtenant are located no nearer a *street* upon which the *lot* abuts than the rear of any part of the group having a front entrance abutting a *street*, front *yard*, or front *court*.

3307.19 No rear or service entrance abuts a *street*, front *yard* or front *court*, unless located below the *main floor*; and,

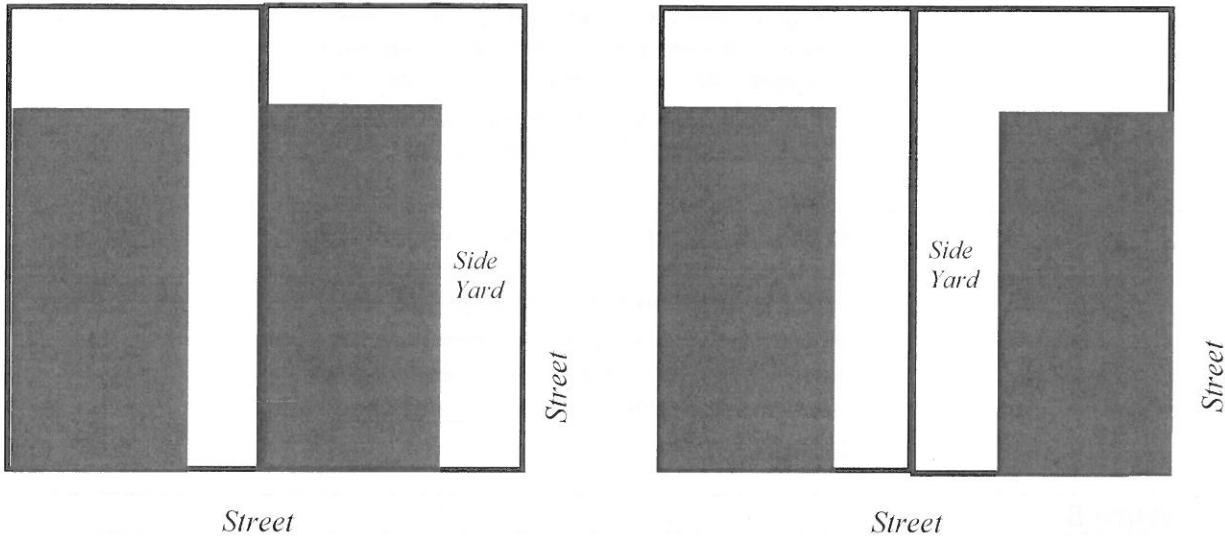
3307.110 No exterior stairway is constructed above the level of the joists of the *main floor*, unless located entirely within the *building area* of such group.

The 1958 Zoning Regulations remained largely in effect when the Zoning Commission contemplated and embarked on the Zoning Regulations Review (ZRR) process.²

² The 20-foot side yard requirement in the R-5-A District was replaced by a more comprehensive Special Exception review for new residential development (Section 353)

separation, open space, and light and air to adjoining properties. New residential construction in the RA-1 zone is by Special Exception, which requires review and approval by the Board of Zoning Adjustment and allows for an evaluation of site design. Concerns about building siting and setbacks can be addressed at this time. The same would hold true for any reviews conducted for a theoretical lot subdivision.

OP recommends flexibility with respect to corner lots and supports a more flexible approach that would regulate side yards more closely with building form. Therefore, a semi-detached building on a corner lot could provide its side yard at the side street lot line or the interior lot line.



Additions: OP continues to recommend that extensions and additions be permitted provided that an existing non-conforming side yard not be decreased and that a minimum width of 5 feet be maintained in the R zones and a minimum of 3 feet be maintained in the RF and RA zones.

Relief: OP continues to recommend relief from the side yard requirements via special exception for additions or extensions to existing buildings. OP continues to recommend relief via variance for new construction of buildings that would not meet the side yard requirements.

IV. PROPOSED TEXT AMENDMENTS

The Office of Planning recommends approval of the proposed text amendments outlined in this section. OP has noted in the “Comment” column below new text changes are being proposed in this report that were not included in the original set down report. The text in red is new proposed text. The text is blue with a ~~strikethrough~~ is a new proposed deletion. The text in black with a ~~strikethrough~~ is proposed to be deleted.

Section	Proposed Amendment	Comments
Subtitle D Residential (R) House Zones		
Chapter 2 General Development Standards (R)		
202 Lot Occupancy	202.1 In the R-zones, a detached or semi-detached building shall not be considered an attached unit for the purposes of lot occupancy through the use of building or structure additions that reduce an otherwise required or permitted side yard for a detached or semi-detached dwelling. [DELETED].	OP continues to recommend the deletion of this provision as it is addressed by the side yard regulations.
206 Side Yard	206.1 Side yard requirements are as provided in each zone. <u>Except in the R-8, R-9, R-10, R-19, and R-20 zones, the minimum side yard requirements are as provided in this section.</u> 206.2 Two side yards, each a minimum of eight feet (8 ft.) in width, shall be provided for all detached buildings. 206.3 One side yard, a minimum of eight feet (8 ft.) in width, shall be provided for all semi-detached buildings in the R-2 zone. 206.4 One side yard, a minimum of five feet (5 ft.) in width, shall be provided for all semi-detached buildings in the R-3, R-13, and R-17 zones. 206.5 No side yards are required for attached buildings. 206.2 Side yards in an R-1-A, R-1-B, R-6, R-7, R-11, R-12, R-14, R-15, R-16, or R-21 zone shall be a minimum of eight feet (8 ft.). 206.3 Side yards for detached buildings in the R-2, R-3, R-13, or R-17 zone shall be a minimum of eight feet (8 ft.). 206.4 Side yards for semi-detached buildings in the R-2 zone shall be a minimum of eight feet (8 ft.).	OP proposes regulating side yards in a manner more closely tied to the building form as been done since 1958. The side yards requirements are generally consistent throughout the R zones; therefore, OP recommends placing them in Chapter 2 as a General Development Standard.

Section	Proposed Amendment	Comments
	<p>with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free standing side.</p> <p>307.5 For a building subject to a side yard requirement but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). <u>[DELETED].</u></p>	
Chapter 4 Tree and Slope Protection Residential House Zones – R-6 and R-7		
407 Side Yard	<p>407.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-6 and R-7 zones.</p> <p>407.2 For a building subject to a side yard requirement, but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). <u>[DELETED].</u></p>	The side yards requirements are generally consistent throughout the R zones; therefore, OP recommends placing them in Chapter 2 as a General Development Standard.
Chapter 5 Forest Hills Tree and Slope Residential House Zones – R-8, R-9, and R-10		
507 Side Yard	<p>507.1 The minimum side yard requirement for all buildings, accessory buildings, or additions to buildings in the R-8, R-9, and R-10 zones shall be twenty-four feet (24 ft.) in the aggregate, with no single side yard having a width of less than eight feet (8 ft.).</p> <p>507.2 In the R-10 zone when a single dwelling unit, flat, or multiple dwelling unit development is</p>	<p>OP is not proposing to change the requirement for an aggregate side yard width of 24 feet in the R-8, R-9, and R-10 zones.</p> <p>The OZA recommends deleting this section because it resulted in a more strict</p>

Section	Proposed Amendment	Comments
	<p>erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side. <u>[DELETED]</u>.</p>	
Chapter 8 Wesley Heights Residential House Zones – R-14 and R-15		
807 Side Yard	<p>807.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-14 and R-15 zones.</p> <p>807.2 For a building subject to a side yard requirement but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). <u>[DELETED]</u>.</p>	The side yards requirements are generally consistent throughout the R zones; therefore, OP recommends placing them in Chapter 2 as a General Development Standard.
Chapter 9 Sixteenth Street Heights Residential House Zone – R-16		
907 Side Yard	<p>907.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-16 zone.</p> <p>907.2 For a building subject to a side yard requirement, but which has an existing side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of five feet (5 ft.). <u>[DELETED]</u>.</p>	The side yards requirements are generally consistent throughout the R zones; therefore, OP recommends placing them in Chapter 2 as a General Development Standard.
Chapter 10 Foggy Bottom Residential House Zones – R-17		
1007 SIDE YARD	<p>1007.1 No side yard shall be required in the R-17 zone; however, if a side yard is provided, it shall be no less than five feet (5 ft.).</p>	The side yards requirements are generally consistent throughout the R zones; therefore, OP recommends

Section	Proposed Amendment	Comments
	<p>buildings in the R-20 zone. [DELETED].</p> <p>1207.43 In the R-19 and R-20 zones, a building with a side yard less than required may be extended or an addition may be made to the building, provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the side yard <u>adjacent to the extension or addition</u> shall be a minimum of five feet (5 ft.) in the R-19 zone and a minimum of three feet (3 ft.) in the R-20 zone.</p> <p>1207.5 In the R-20 zone, when a single dwelling unit, flat, or multiple dwelling unit development is erected that does not share a common division wall with an existing building, or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side. [DELETED].</p>	
Chapter 13 Chain Bridge Road/University Terrace Residential House Zone – R-21		
1307 Side Yard	<p>1307.1 A minimum side yard of eight feet (8 ft.) shall be provided in the R-21 zone.</p> <p>1307.2 For a building with a side yard less than eight feet (8 ft.) wide, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of</p>	<p>The side yards requirements are generally consistent throughout the R zones; therefore, OP recommends placing them in Chapter 2 as a General Development Standard.</p>

Section	Proposed Amendment	Comments
	<p>common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.</p> <p>307.2 A side yard shall not be required along a side street abutting a corner lot in an RF-1 zone.</p> <p>307.3 No side yard is required for a principal building; however, any side yard provided on any portion of a principal building shall be at least five feet (5 ft.) except as provided in this section.</p> <p>307.4 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased and provided further, that the width of the existing side yard shall be a minimum of two feet (2 ft.). <u>[DELETED]</u>.</p>	<p>throughout the RF zones; therefore, OP recommends placing them in Chapter 2 as a General Development Standard.</p>
Chapter 4 Dupont Circle Residential Flat Zone – RF-2		
<p>407 Side Yard</p>	<p>407.1 When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free-standing side.</p> <p>407.2 A side yard shall not be required along a side street abutting a corner lot in an RF-2 zone.</p> <p>407.3 A side yard shall not be required for a principal building, however, any side yard provided on any portion of a principal building shall be at least five feet (5 ft.) except as provided in Subtitle E § 407.4.</p>	<p>The side yards requirements are generally consistent throughout the RF zones; therefore, OP recommends placing them in Chapter 2 as a General Development Standard.</p>

Section	Proposed Amendment	Comments
	<p>wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free standing side.</p> <p>607.2 A side yard shall not be required along a side street abutting a corner lot in an RF 4 and RF 5 zone.</p> <p>607.3 A side yard shall not be required for a principal building, however, any side yard provided for any portion of a principal building shall be at least five feet (5 ft.) except as provided in Subtitle E § 607.4.</p> <p>607.4 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased; and provided further, that the width of the existing side yard shall be a minimum of two feet (2 ft.).-[DELETED].</p>	<p>therefore, OP recommends placing them in Chapter 2 as a General Development Standard.</p>
Subtitle F – Residential Apartment (RA) Zones		
Chapter 3 Residential Apartment Zones – RA-1, RA-2, RA-3, RA-4, and RA-5		
<p>306 Side Yard</p>	<p>306.1 An eight foot (8 ft.) s <u>Side yards shall be provided for a detached or semi-detached dwelling building containing one (1) or two (2) dwelling units shall be a minimum of eight feet (8 ft.).</u></p> <p>306.2 For all other buildings-Except as provided in F § 306.1, the following side yard rules apply:</p> <p>(a) In the RA-1 zone, one (1) side yard shall be provided unless the building contains three (3) or more dwelling units per floor, in which case two (2) side yards shall be provided, each with the minimum</p>	<p>OP proposes revisions for consistency.</p>

Section	Proposed Amendment	Comments
	<p>side yards shall be provided, each with the minimum distance equal to three inches (3 in.) per foot of building height but not less than eight feet (8 ft.).</p> <p>406.2 An eight foot (8 ft.) <u>Side yards shall be provided</u> for a detached and <u>or</u> semi-detached dwelling, <u>building containing one (1) or two (2) dwelling units shall be a minimum of eight feet (8 ft.)</u> in the RA-6 zone.</p> <p>406.3 When a new dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free standing side. <u>DELETED</u>.</p> <p>406.4 A side yard shall not be required along a side street abutting a corner lot in an RA-6 zone.</p> <p>406.5 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased <u>reduced</u> or <u>eliminated</u>; and provided further, that the width of the existing side yard <u>adjacent to the extension or addition</u> shall be a minimum of two <u>three</u> feet (23 <u>3</u> ft.).</p>	<p><u>Red</u> is new proposed text.</p> <p><u>Blue</u> is setdown text OP no longer recommends</p>
Chapter 5 Capitol Precinct Residential Apartment Zone - RA-7		
506 Side Yard	<p>506.1 In the RA-7 zones, n<u>No side yards are shall be</u> required; however, if a side yard is provided, it shall be no less than <u>a minimum of</u> four feet (4 ft.).</p> <p>506.2 An eight foot (8 ft.) <u>Side yards shall be provided</u> for a detached and <u>or</u> semi-detached dwelling</p>	OP proposes revisions for consistency.

Section	Proposed Amendment	Comments
	<p>does not share a common division wall with an existing building or a building being constructed together with the new building, it shall have a side yard on each resulting free standing side. <u>DELETED</u>.</p> <p>606.4 A side yard shall not be required along a side street abutting a corner lot in the RA-8, RA-9, and RA-10 zones.</p> <p>606.5 In the case of a building existing on or before the effective date of this title, with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the existing side yard shall not be decreased<u>reduced</u> or <u>eliminated</u>; and provided further, that the width of the existing side yard <u>adjacent to the extension or addition</u> shall be a minimum of two <u>three</u> feet (2 <u>3</u> ft.).</p>	<p><u>Red</u> is new proposed text.</p> <p><u>Blue</u> is setdown text OP no longer recommends</p>

VI. COMMUNITY COMMENTS

ANC ID submitted a resolution, dated March 20, 2018, in opposition to the proposed text amendment.

VII. AGENCY COMMENTS

OP has worked closely with the Office of the Zoning Administrator in the Department of Consumer and Regulatory Affairs on the proposed amendments to the regulations. Comments from other agencies were not received.

Attachments:

1. Definitions
2. Comparison
3. Maps

JLS/emv

Attachment 2: Comparisons

	1958 Side Yard Regulations	2016 Side Yard Regulations	Setdown Side Yard Regulations
R-1-A	8 feet	8 feet	8 feet
R-1-B	8 feet	8 feet	8 feet
R-2	8 feet	8 feet	8 feet for a detached building 8 feet for a semi-detached building
R-3	None required, but if provided shall be at least 3 inches per foot of height, but not less than 8 feet. 8 feet for a one-family detached dwelling 8 feet for a one-family semi-detached dwelling	None required, but if provided not less than 5 feet for an attached dwelling. 8 feet for a detached dwelling	None required, but if provided not less than 5 feet. 8 feet for a detached building Side yards shall be maintained for detached or semi-detached buildings existing on or before the effective date of this title.
R-4/RF	None required, but if provided shall be at least 3 inches per foot of height, but not less than 8 feet. 8 feet for a one-family detached dwelling 8 feet for a one-family semi-detached dwelling	None required, but if provided shall be at least 5 feet.	None required, but if provided shall be at least 5 feet.
R-5-A/RA-1	3 inches per foot of height of building, but not less than 8 ft.	8 feet for a detached or semi-detached dwelling For all other buildings, one side yard shall be provided unless the building contains 3 or more dwelling units per floor, in which case two side yards shall be provided, each with the minimum distance equal to 3 inches per foot of building height but not less than 8 feet.	8 feet for a detached or semi-detached building containing 1 or 2 dwelling units. For all other buildings, 1 side yard shall be provided unless the building contains 3 or more dwelling units per floor, in which case 2 side yards shall be provided, each with the minimum distance equal to 3 inches per foot of building height but not less than 8 feet.
R-5-B/RA-2, R-5-C/RA-3, R-5-D/RA-4, R-5-E/RA-5	None required, but if provided shall be at least 3 inches per foot of height, but not less than 8 feet. 8 feet for a one-family detached dwelling 8 feet for a one-family semi-detached dwelling	8 feet for a detached or semi-detached dwelling For all other buildings, no side yard shall be required, but if provided it shall be no less than 4 feet.	8 feet for a detached or semi-detached building containing 1 or 2 dwelling units. For all other buildings, no side yard shall be required, but if provided it shall be no less than 4 feet.
Common Division Wall	In R-2, R-3, R-4, and R-5 Districts, when a one-family dwelling, flat, or multiple dwelling is erected that does not share a common division wall with an existing building or a building being	In the R-2, R-3, RF, and RA zones, when a new dwelling unit, flat, or multiple dwelling unit development is erected that does not share a common division wall with an existing building or a building	

Attachment 3: Maps

R-3



RF-1(R-4)

