

**ALLEY LOT REGULATIONS AND
RELIEF FROM DEVELOPMENT PARAMETERS IN THE RESIDENTIAL DISTRICTS***

	Subtitle D	Subtitle E	Subtitle F
General Provision in Alley Lot Development Parameters Chapter	§ 5108: Exceptions to the development standards of this chapter shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, and subject to the provisions and limitations of Subtitle D § 5204.	§ 5108: Exceptions to the development standards of this chapter shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, and subject to the provisions and limitations of Subtitle E § 5204.	§ 5107: Exceptions to the development standards of this chapter shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X and subject to the provisions and limitations of Subtitle F § 5201.
Referenced Section	§ 5204: The Board of Zoning Adjustment may approve as a special exception a reduction in the minimum yard requirements of an alley lot in an R zone pursuant to Subtitle X, Chapter 9.	§ 5204: The Board of Zoning Adjustment may approve as a special exception a reduction in the minimum yard requirements of an alley lot in an RF zone []pursuant to Subtitle X, Chapter 9.	§ 5201: The Board of Zoning Adjustment may grant special exception relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X.
Chapter on Relief from General Development Parameters	§ 5200.1: The following provisions provide for special exception relief to the specified development standards and regulations subject to the provisions of each section and the general special exception criteria at Subtitle X, Chapter 9. § 5200.2: Requested relief that does not comply with specific conditions or limitations of a special exception shall be processed as a variance.	§ 5200.1: The following provisions provide for relief to the development standards and regulations in the RF zones as a special exception subject to the provisions of this chapter and the general special exception criteria at Subtitle X, Chapter 9. § 5200.2: Requested relief that does not comply with specific conditions or limitations of a special exception shall be processed as a variance.	§ 5200.1: The provisions of this chapter provide for relief to the development standards and regulations in the RA zones as a special exception subject to the provisions of this chapter and the general special exception criteria at Subtitle X, Chapter 9. § 5200.2: Requested relief that does not comply with specific conditions or limitations of a special exception shall be processed as a variance.
Deviations from Development Parameters Allowed by Special Exception	§ 5201.1: The Board of Zoning Adjustment may approve as a special exception in the R zones relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria at Subtitle X,	§ 5201.1: The Board of Zoning Adjustment may approve as a special exception in the RF zones, relief from the following development standards of this subtitle, subject to the provisions of this section and the general special exception criteria	§ 5201.1: The Board of Zoning Adjustment may grant special exception relief from the following development standards of this subtitle, subject to the provisions of this section and the general special

	<p>Chapter 9: (a) Lot occupancy; (b) Yards; (c) Courts; (d) Minimum lot dimensions; (e) Pervious surface; and (f) The limitations on enlargements or additions to nonconforming structures as set forth in Subtitle C § 202.2.</p> <p>§ 5201.2: Special exception relief under this section is applicable only to the following: (a) An addition to a building with only one (1) principal dwelling unit; or (b) A new or enlarged accessory structure that is accessory to such a building.</p>	<p>at Subtitle X, Chapter 9. (a) Lot occupancy; (b) Yards; (c) Courts; (d) Minimum lot dimensions; (e) Pervious surface; and (f) The limitations on enlargements or additions to nonconforming structures as set forth in Subtitle C § 202.2.</p> <p>§ 5201.2: Special exception relief under this section is applicable only to the following: (a) An addition to a residential building; (b) A new or enlarged accessory structure that is accessory to such a building; or (c) A reduction in the minimum setback requirements of an alley lot.</p>	<p>exception criteria at Subtitle X. (a) Lot occupancy; (b) Yards; and (c) Green area ratio.</p> <p>§ 5201.2: Special exception relief under this section is applicable only to the following: (a) An addition to an existing residential building; or (b) A new or enlarged accessory structure that is accessory to such a building.</p>
<p>Height or Penthouse Relief</p>	<p>§ 5205.1: The Board of Zoning Adjustment may grant special exception relief from the penthouse requirements of this subtitle pursuant to the provisions of Subtitle C §§ 1504.1 and 1504.2.</p>	<p>§ 5203.1: The Board of Zoning Adjustment may grant as a special exception a maximum building height for a principal residential building and any additions thereto of forty feet (40 ft.) subject to the following conditions: (a) The building is not on an alley lot; (b) Any addition, including a roof structure or penthouse, shall not block or impede the functioning of a chimney or other external vent on an adjacent property required by any municipal code; (c) Any addition, including a roof structure or penthouse, shall not interfere with the operation of an existing or permitted solar energy system on an adjacent property, as evidenced through a shadow, shade, or other reputable study acceptable to the Zoning Administrator; (d) A roof top architectural element original to the house such as a turret, tower, or dormers shall not be removed or significantly altered, including changing its shape or increasing its height, elevation,</p>	<p>§ 5205.1: The Board of Zoning Adjustment may grant special exception relief from the penthouse requirements of this subtitle pursuant to the provisions of Subtitle C §§ 1504.1 and 1504.2.</p>

		<p>or size; (e) Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular: (1) The light and air available to neighboring properties shall not be unduly affected; (2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and (3) The conversion and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street or alley; and (f) In demonstrating compliance with Subtitle E § 5203.1(e) the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the conversion and any associated addition to adjacent buildings and views from public ways.</p> <p>§ 5203.2: The Board of Zoning Adjustment may modify or waive not more than two (2) of the requirements specified in Subtitle E §§ 5203.1(a) through (f) provided, that any modification or waiver granted pursuant to this section shall not be in conflict with Subtitle E § 5203.1(e).</p>	
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*Does not include specific parameters for overlay districts.