

ZC 24-20 Clarifications to Rear Yard Measurements in R, RF, and RA Zones

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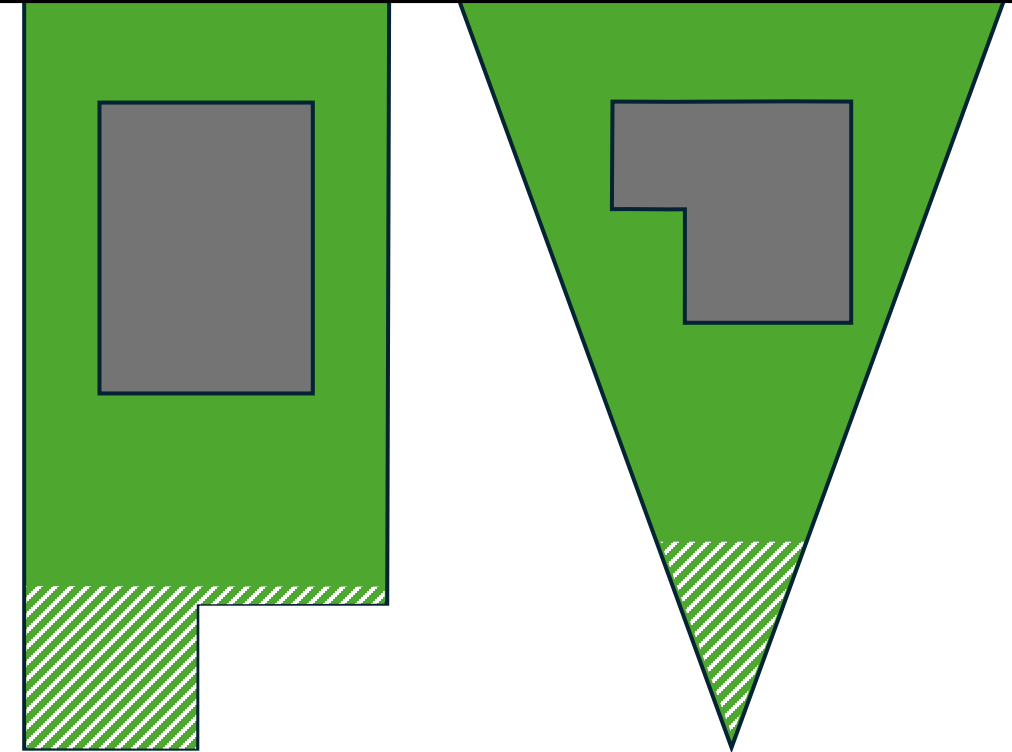
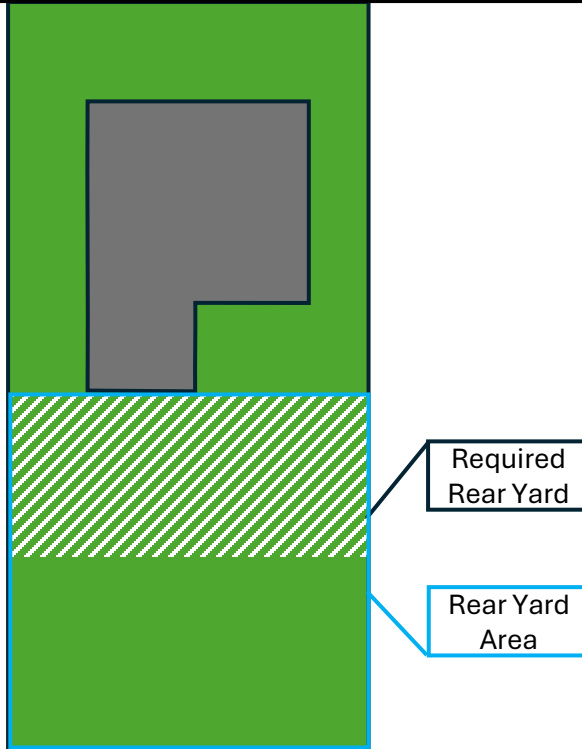
March 31, 2025

Rules of Measurement in R, RF, and RA zones

318.4 –Standard Lot
Measure from Rear
Building Wall to Rear
Lot Line

318.5 –Irregular Lots
Measure from
Furthest point from
the street lot line

Street Frontage Line

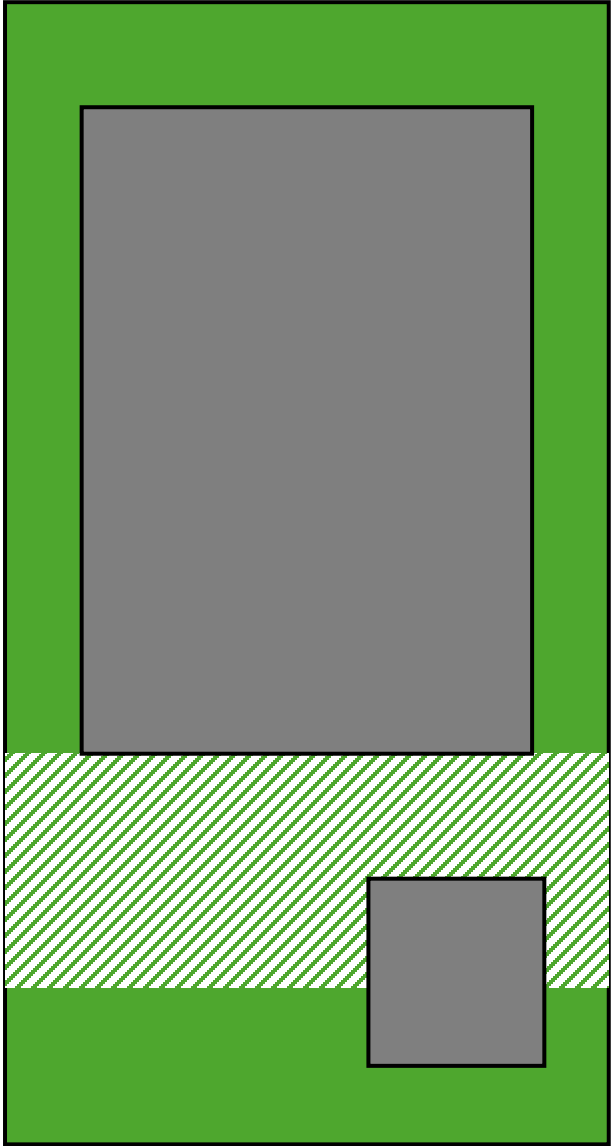


R-1B Lot Standards

Lot Width – 50 ft.
Lot Area - 5,000 sq. ft.
Rear Yard – 25 ft.

Rear Yard Area

50 ft. lot width x 25 Rear Yard =
1,250 sq. ft.
30% of 1,250 = 375 sq. ft.
450 sq. ft. accessory building
Up to 375 sq. ft. of accessory
structure could occupy required
rear yard.

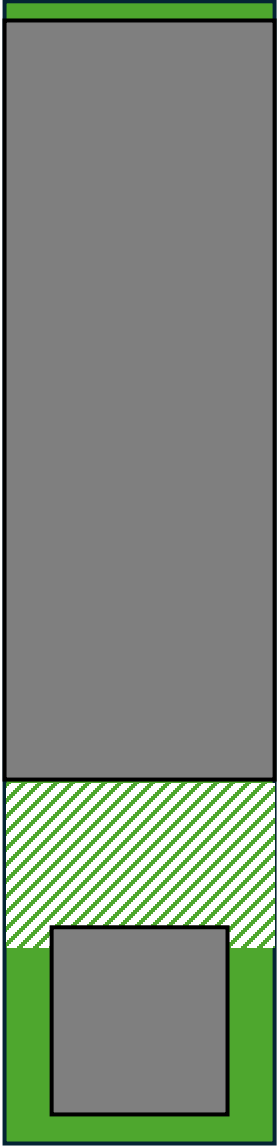


RF-1 (Row) Lot Standards

Lot Width – 18 ft.
Lot Area – 1,800 sq. ft.
Rear Yard – 20 ft.

Rear Yard Area

18 ft. lot width x 20 Rear Yard = 360
sq. ft.
30% of 360 = 108 sq. ft.
450 sq. ft. accessory building
Up to 108 sq. ft. of accessory
structure could occupy required
rear yard.



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Public Comments

- Will the proposed text amendments shrink or expand the minimum required rear yard depth?
 - No
- Will the changes impact the maximum allowable lot occupancy?
 - No
- Will the proposed changes facilitate or hinder approval of ADUs?
 - Neutral Impact