

OP PROPOSED TEXT (Changes in Black Bold)	OAG PROPOSED TEXT (changes Red Bold)																
Subtitle F § 202 – Lot Dimension Requirements for Residential Apartment (RA) Zones																	
<p>202.2 <u>The minimum lot width and lot area of Voluntary Inclusionary Developments may be reduced to not less than as set forth in the following table:</u></p> <p style="text-align: center;"><u>TABLE F § 202.2: MINIMUM LOT WIDTH AND LOT AREA FOR VOLUNTARY INCLUSIONARY DEVELOPMENTS</u></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;"><u>Zones</u></th> <th style="text-align: center;"><u>Type of Structure</u></th> <th style="text-align: center;"><u>Minimum Lot Width (ft.)</u></th> <th style="text-align: center;"><u>Minimum Lot Area (sq. ft.)</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><u>RA-1</u></td> <td style="text-align: center;"><u>All Structures</u></td> <td style="text-align: center;"><u>16</u></td> <td style="text-align: center;"><u>1,500</u></td> </tr> </tbody> </table>	<u>Zones</u>	<u>Type of Structure</u>	<u>Minimum Lot Width (ft.)</u>	<u>Minimum Lot Area (sq. ft.)</u>	<u>RA-1</u>	<u>All Structures</u>	<u>16</u>	<u>1,500</u>	<p>202.2 <u>The minimum lot width and lot area of Voluntary Inclusionary Developments may be reduced to not less than as set forth in the following table:</u></p> <p style="text-align: center;"><u>TABLE F § 202.2: MINIMUM LOT WIDTH AND LOT AREA FOR VOLUNTARY INCLUSIONARY DEVELOPMENTS</u></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;"><u>Zones</u></th> <th style="text-align: center;"><u>Type of Structure</u></th> <th style="text-align: center;"><u>Minimum Lot Width (ft.)</u></th> <th style="text-align: center;"><u>Minimum Lot Area (sq. ft.)</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><u>RA-1</u></td> <td style="text-align: center;"><u>All Structures</u></td> <td style="text-align: center;"><u>16</u></td> <td style="text-align: center;"><u>1,500</u></td> </tr> </tbody> </table>	<u>Zones</u>	<u>Type of Structure</u>	<u>Minimum Lot Width (ft.)</u>	<u>Minimum Lot Area (sq. ft.)</u>	<u>RA-1</u>	<u>All Structures</u>	<u>16</u>	<u>1,500</u>
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Subtitle F § 208 - Side Yard Requirements for Residential Apartment (RA) Zones																	
<p>208.1 Except as provided elsewhere in this title, the minimum side yard shall be as set forth in this section.</p> <p>208.2 208.4 A side yard shall not be required along a side street abutting a corner lot in any of the RA-1, RA-2, RA-3, RA-4, and RA-5 zones.</p> <p>208.3 208.5 Existing conforming side yards shall not be reduced to a nonconforming width or eliminated.</p> <p>208.4 208.8 In the case of a lot proposed to be used by a public library or public recreation and community center where a side lot line abuts or adjoins a public open space, recreation area, or reservation, no side yard shall be required.</p> <p>208.2 Side yards for a detached or semi-detached building containing one (1) or two (2) dwelling units shall be a</p>	<p>208.1 Except as provided elsewhere in this title, the minimum side yard shall be as set forth in this section.</p> <p>208.2 208.4 A side yard shall not be required along a side street abutting a corner lot in any of the RA-1, RA-2, RA-3, RA-4, and RA-5 zones.</p> <p>208.3 208.5 Existing conforming side yards shall not be reduced to a nonconforming width or eliminated.</p> <p>208.4 208.8 In the case of a lot proposed to be used by a public library or public recreation and community center where a side lot line abuts or adjoins a public open space, recreation area, or reservation, no side yard shall be required.</p> <p>208.2 Side yards for a detached or semi-detached building containing one (1) or two (2) dwelling units shall be a</p>																

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<p>minimum of eight feet (8 ft.). No side yards shall be required for a row building containing one (1) or two (2) dwelling units.</p>	<p>minimum of eight feet (8 ft.). No side yards shall be required for a row building containing one (1) or two (2) dwelling units.</p>
<p>208.3 Except as provided in Subtitle F § 208.2, the following side yard rules apply:</p>	<p>208.4 Except as provided in Subtitle F § 208.2, the following side yard rules apply:</p>
<p>(a) In any of the RA-1 zones, one (1) side yard shall be provided unless the building is a multiple dwelling that contains three (3) or more dwelling units per floor, in which case two (2) side yards shall be provided; in either case such side yards shall have the minimum distance equal to three inches (3 in.) per foot of building height but not less than eight feet (8 ft.); and</p>	<p>(e) In any of the RA-1 zones, one (1) side yard shall be provided unless the building is a multiple dwelling that contains three (3) or more dwelling units per floor, in which case two (2) side yards shall be provided; in either case such side yards shall have the minimum distance equal to three inches (3 in.) per foot of building height but not less than eight feet (8 ft.); and</p>
<p>(b) In any of the RA-2, RA-3, RA-4, and RA-5 zones, no side yards are required; however, if a side yard is provided, it shall be a minimum of four feet (4 ft.).</p>	<p>(d) In any of the RA-2, RA-3, RA-4, and RA-5 zones, no side yards are required; however, if a side yard is provided, it shall be a minimum of four feet (4 ft.).</p>
<p>208.5 In any of the RA-1 zones, buildings containing four (4) Dwelling Units or less shall provide:</p>	<p>208.5 In any of the RA-1 zones, buildings containing four (4) Dwelling Units or less shall provide:</p>
<p>(a) Side yards for detached buildings shall be a minimum of eight feet (8 ft.); and</p>	<p>(a) Side yards for detached buildings shall be a minimum of eight feet (8 ft.); and</p>
<p>(b) Side yards for semi-detached buildings shall be a minimum of eight feet (8 ft.); and</p>	<p>(b) Side yards for semi-detached buildings shall be a minimum of eight feet (8 ft.); and</p>
<p>(c) No side yards shall be required for row buildings; and</p>	<p>(c) No side yards shall be required for row buildings, and</p>
<p>(d) In the case of a case of a building 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 reduced or eliminated; and provided further, that the width of the side yard adjacent to the</p>	<p>(d) No building shall touch more than 40% of a side lot line or combination of side lot lines directly connecting a front and rear lot line In the case of a case of a building with a non-conforming side yard, an extension or addition may be made to the building; provided, that the width of the</p>

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<p><u>extension or addition shall be a minimum of five feet (5 ft.).</u></p> <p>208.6 In any of the RA-1 zones, Multiple Dwellings containing five (5) units or less shall provide:</p> <p>(a) Two side yards of a minimum of eight feet (8 ft.); and</p> <p>(b) In the case of a case of a building 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 reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet (5 ft.).</p> <p>208.7 In any of the RA-2, RA-3, RA-4, and RA-5 zones, the following side yard rules shall apply:</p> <p>(a) A detached building containing one (1) or two (2) Dwelling Units shall provide two (2) side yards a minimum of eight feet (8 ft.);</p> <p>(b) A semi-detached building containing one (1) or two (2) Dwelling Units shall provide one (1) side yard a minimum of eight feet (8 ft.);</p> <p>(c) No side yards shall be required for a row building containing one (1) or two (2) Dwelling Units; and</p> <p>(d) For all other buildings no side yards are required; however, if a side yard is provided, it shall be a minimum of four feet (4 ft.); and</p>	<p>existing side yard shall not be reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet (5 ft.).</p> <p>208.6 In any of the RA-1 zones, Multiple Dwellings containing five (5) units or less shall provide:</p> <p>(a) Two side yards of a minimum of eight feet (8 ft.); and</p> <p>(b) In the case of a case of a building 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 reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of five feet (5 ft.).</p> <p>208.7 208.6 208.4(d) In any of the RA-2, RA-3, RA-4, and RA-5 zones, the following side yard rules shall apply:</p> <p>(a) A detached building containing one (1) or two (2) Dwelling Units shall provide two (2) side yards a minimum of eight feet (8 ft.);</p> <p>(b) A semi-detached building containing one (1) or two (2) Dwelling Units shall provide one (1) side yard a minimum of eight feet (8 ft.);</p> <p>(c) No side yards shall be required for a row building containing one (1) or two (2) Dwelling Units; and</p>

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<p>208.6 (e) In the case of a building 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 reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of three feet (3 ft.).</p>	<p>(d) For all other buildings no side yards are required; <u>however, if a side yard is provided, it shall be a minimum of four feet (4 ft.); and</u></p> <p>208.6 (e) (b) In the case of a building 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 reduced or eliminated; and provided further, that the width of the side yard adjacent to the extension or addition shall be a minimum of three feet (3 ft.).</p>