

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Required setbacks for accessory buildings on corner lots in R1-10, R1-18, R1-35, R1-70, R1-130, & R1-190 zones

Zoning Ordinance Section Number:

5.010, 5.020, 5.030, 5.100, 5.200, & 5.300

Title of Section:

Single-Family Residential District

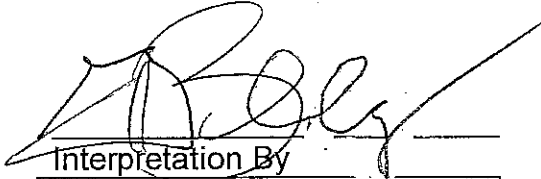
Cause for Interpretation:

The original zoning interpretation, dated 5/4/01, quotes Sec. 5.204.E.1.c, which states "on a corner lot, the required yard of (see specific zoning category) must be provided on both streets. No accessory building shall be constructed in a front yard. Exception: On a corner lot which does not abut a key lot, accessory buildings may be constructed in the yard facing the side street." It includes a diagram for clarification, but the diagram does not show a scenario where the accessory building is located behind the rear line of the main residence. This interpretation seeks to address that scenario and is only meant to serve as an amendment to the original interpretation. It is not meant to supersede or overturn the original interpretation.

Interpretation:

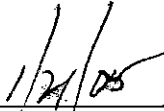
The original interpretation requires accessory buildings on corner lots, regardless of their location on the property, to meet the required front yard setback on the side street; however, there is another zoning interpretation that allows block walls on the property line on side street frontages where the lot does not abut a key lot. Allowing a block wall on the property line effectively eliminates the desired intent of the accessory building interpretation, which is to provide sufficient space between structures and streets, promote open space, and prevent "clutter" or excessive massing along streets. It is still imperative to maintain some sense of separation between buildings and streets, not only for aesthetic character, but also for public safety. Therefore, the following shall serve as an addendum to the original zoning interpretation: Accessory buildings will be allowed in the yard facing the side street frontage, but will still be subject to the minimum side yard setback, as required by the applicable zoning district. For example, an accessory building on a lot zoned R1-43 must be setback a minimum distance of 20' from the property line, as opposed to the 40' front yard setback required for the main residence. This is applicable to side street frontages only. Accessory buildings must still meet the required front yard setback on the legal, or narrowest, street frontage as defined by ordinance. Any accessory building adjacent to a side street frontage, must be located behind the rear line of the main

residence. If the accessory building is located between the front and rear lines of the main residence (refer to original diagram), it must meet the required front yard setback. This interpretation does not apply to subdivisions with amended development standards, where the front yard has been reduced, or metes & bounds parcels. It also does not apply to the main residence. Accessory buildings on lots adjacent to key lots must still meet the required front yard setback as required by that zoning district.



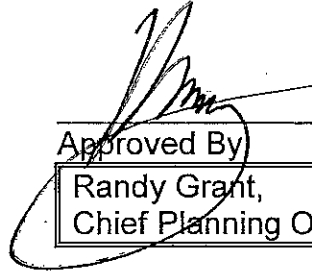
Interpretation By

Greg Bloemberg
Associate Planner



Date

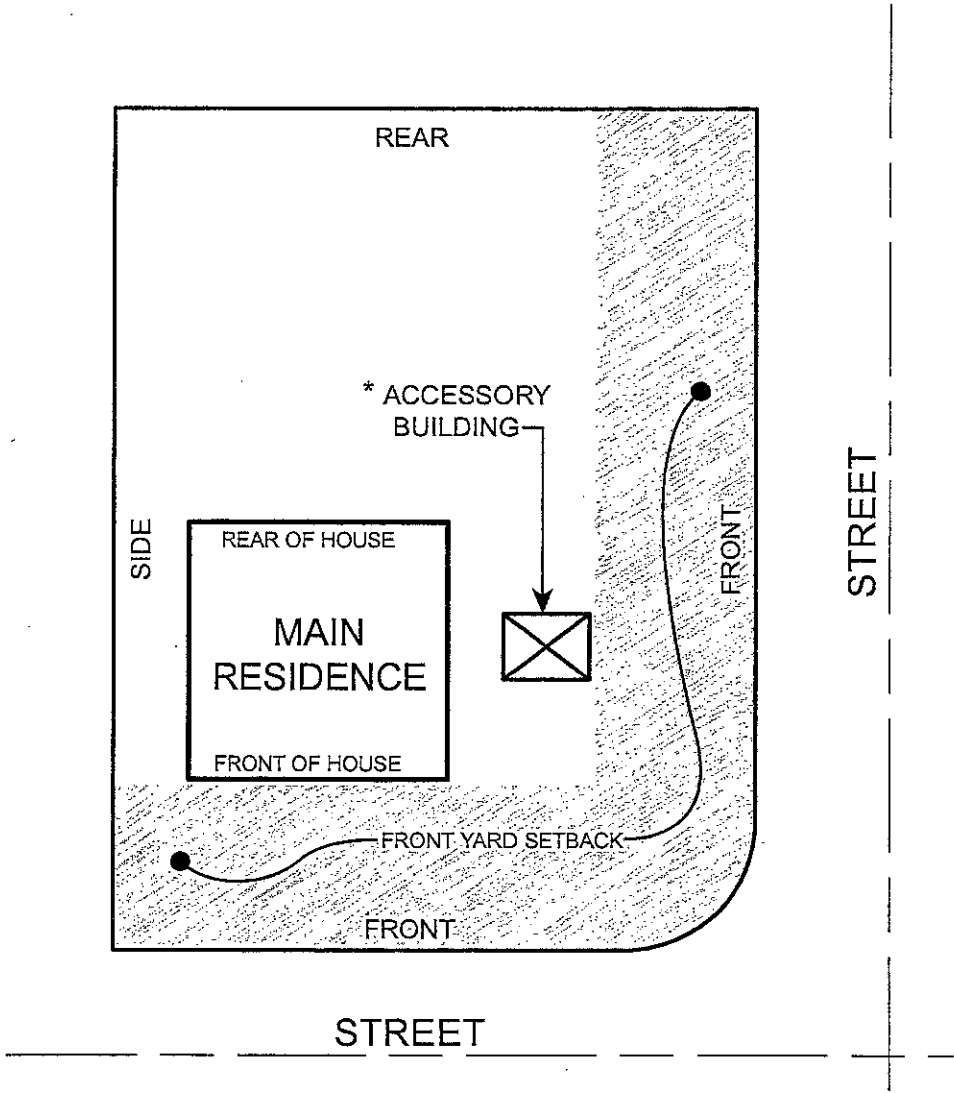
January
21, 2005



Approved By

Randy Grant,
Chief Planning Officer

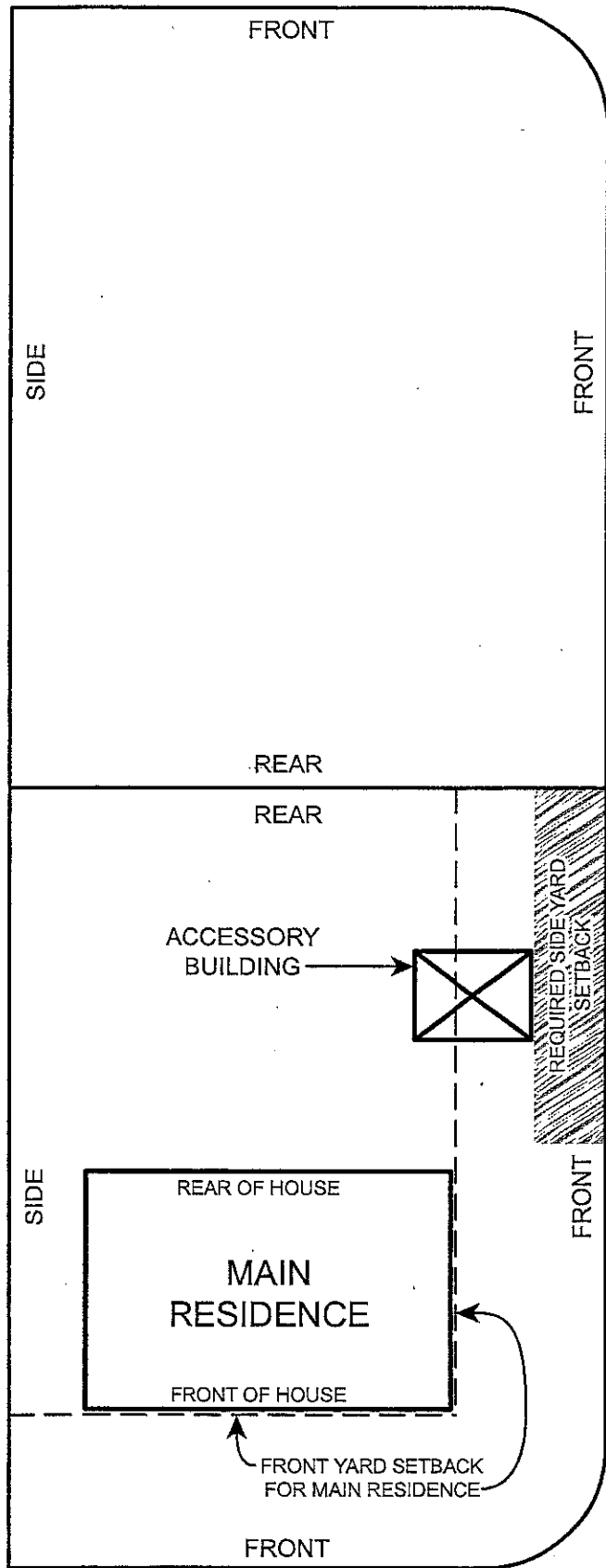
ACCESSORY BUILDINGS



* IF AN ACCESSORY BUILDING IS LOCATED BETWEEN THE FRONT AND REAR LINES OF THE MAIN RESIDENCE, IT MUST MEET THE REQUIRED FRONT YARD SETBACK

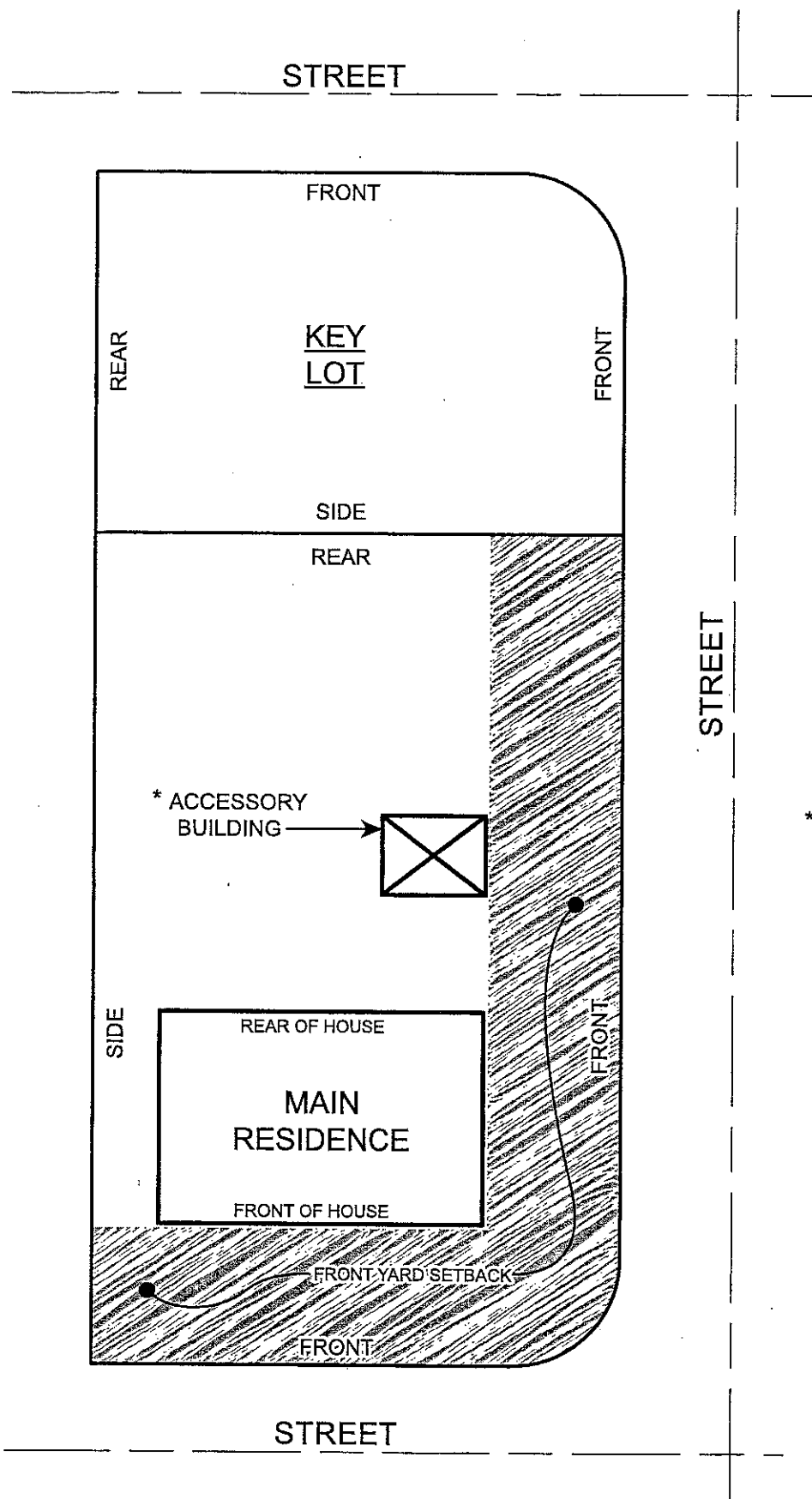
STREET

**STANDARD
CORNER LOT**



STREET

STREET



KEY LOT

* ACCESSORY BLDG. MUST MAINTAIN THE REQUIRED FRONT YARD SETBACK