

Late Backup

Item # 80

PART 4. Part 8 of Ordinance No 020131-20 (*Residential District*) is amended as shown in this Part

- 1 Site Development Standards Table Except as otherwise modified in this part, the following site development regulations apply in the Residential District

RESIDENTIAL DISTRICT				
		Site Development Standards		
		Single-family Zoning Districts	Multifamily Zoning Districts	Commercial Zoning Districts
Minimum lot size	5750	8000	5750	
Minimum lot width	50	50	50	
Maximum FAR		0.5 to 1	0.5 to 1	
Maximum building coverage	40%	50%	50%	
Maximum impervious cover	45%	60%	70%	
Maximum height	30	30	30	
Minimum interior side yard setback	5	5	5	
Minimum rear setback	10	10	10	

- 2 Except as otherwise provided in this part, on an avenue, Duval Street, and the south side of West 39th Street.
 - a. the minimum street yard setback is 25 feet, and
 - b. the maximum street yard setback is 30 feet.

Amended

3. This section applies to a street other than a street identified in Section 2 of this part. Except as otherwise provided in this part, the minimum street yard setback is 15 feet.
4. This section applies to the minimum street yard setback established in Subsection 2.a. of this part.
 - a. The minimum street yard setback may equal the average of the street yard setbacks of the principal buildings on the same side of the block that are 25 feet or less from the street property line. If more than one principal building is located on a property, then the setback of the building closest to the street property line is used in the calculation.
 - b. Notwithstanding any provision in this section, a setback may not be less than five feet.
5. This subsection applies to the street yard setback established in Section 3 of this part.
 - a. The street yard setback of the subject property may equal the average of the street yard setbacks of the buildings on adjoining lots if the setbacks are 15 feet or less. In this section, a building across an alley is a building on an adjoining lot. The street yard setback may be established by a principal building or an accessory building that contains a living unit on the ground floor that fronts on the street.
 - b. Notwithstanding any provision in this section, a setback may not be less than five feet.
6. For a building façade that is longer than 50 feet, the façade may not extend horizontally in an unbroken line for more than 30 feet.
7. A two-family residential use is permitted in the Residential District on a lot that is 7000 square feet or larger.
8. Except as provided in Section 9 of this part, a porch may extend

- a. on an avenue, a maximum of eight feet in front of the street yard setback, and
 - b. on a street other than an avenue, a maximum of five feet in front of a street yard setback
- 9 A porch must be at least five feet from a property line that faces a street
- 10 Except as otherwise provided in Sections 13 and 14 in this part, for an accessory building the minimum setback from
 - a. a property line facing an avenue, Duval Street, or the south side of West 39th Street is 60 feet,
 - b. a property line facing a street other than a street identified in Subsection a. of this section is 15 feet; and
 - c. an interior side property line is five feet.
- 11 Except as otherwise provided in Section 12, 13, and 14 of this part, the minimum setback from a rear property line for an accessory building that is not more than 30 feet in height, is five feet
- 12 Section 11 of this part does not apply to a through lot
- 13 An attached or detached garage that has vehicular access on an alley or street shall be set back at least 20 feet from the alley or street
- 14 A non-complying accessory building may be reconstructed at its existing location, but may not be less than three feet from the rear and interior and street side property lines
- 15 An attached garage shall be a minimum of 60 feet from the property line facing an avenue, Duval Street, or the south side of West 39th Street
- 16 This section applies to a duplex or two-family residential use if there are at least five bathrooms in all buildings in which the use is

located. An additional parking space is required for each new full bathroom constructed on the property.

- 17 Driveway runners or gravel driveways are permitted. The design and construction must be approved by the Director of the Watershed Protection and Development Review Department
- 18 The following applies to the property located at 511 West 41st Street
 - a The minimum lot area is 5,900 square feet
 - b A two-family residential use is permitted on a lot that is 5,900 square feet or larger.
 - c The maximum building coverage is 55 percent.
 - d For a two-family residential use the maximum floor-to-area ratio (FAR) is 0.5 to 1.0
 - e The maximum impervious cover is 91 percent.
 - f The minimum setbacks are as follows
 - i) the front setback is 0 feet;
 - ii) the rear setback is five feet,
 - iii) the east interior side yard setback is 10 feet, and
 - iv) the west alley setback is 0 feet.
 - g The accessory dwelling on the eastern portion of the property is limited to a maximum of 750 square feet and two bedrooms
 - h. Part 8.10 (b) does not apply to the accessory building. Its front setback from 41st Street may equal that of the principal building.
 - i The maximum number of parking spaces is five. For a residential use, two parking spaces per dwelling unit is allowed; for a commercial use, one space per 1200 sq. ft. is allowed.

- l. The width of a driveway must be greater than 10 feet in width but less than 15 feet
- k. The provisions under Subchapter F, Section 2 7 (*Sidewall Articulation*) and Section 3 1 (*Buildable Area*) do not apply along the west property line abutting the existing alley
- l. Part 7 2 a and Part 7 17.b do not apply to the property at 511 West 41st Street.