

Phase 2 - R1-7 Development Standards - Carports, Setbacks/Yards, Accessory Buildings

	Existing Standard	Idea
Min. Lot Area	Minimum 7,000 square feet	No change
Non-conforming lot area	The lot area does not affect the ability to make lot improvements	No change
Minimum lot width	70-feet	No change
Density	1 unit per lot	No change
Building height	30-feet	No change
Front yard	20-feet	No change
Side yard	5-feet with an aggregate of 14-feet	5-feet both sides with no aggregate
Rear yard	25-feet, 22-feet with alley	15-feet, 12-feet with alley
Double-frontage yard	20-feet both street frontages	20-feet on designated front yard, other yard designated as the rear yard
Corner lots	20-feet on shorter street frontage, 5-feet on longer street frontage, 10-feet on longer street frontage if adjacent to a key lot	No change
Accessory building location	Not allowed in front yard or longer street frontage yard	No change
Garage	20-feet from right-of-way line	No change
Distance between buildings	10-feet between main building and accessory building	5-feet
	14-feet between main buildings on adjacent lots	Delete
Walls, fences and hedges	Completed in Phase 1	No change
Main building and additions to main buildings	Addition to main building may occupy 30% of rear yard and have 15-feet or 12-feet with alley setback	15-feet, 12-feet with alley, no %
Patio cover in front yard	<ol style="list-style-type: none"> Structurally integrate Set back 10 feet Encompass maximum 20% of front yard 50% of roof open to sky 	<ol style="list-style-type: none"> 1, 2, and 3. No change 4. 100% covered 5. Incorporate front stoop to allow larger front entrance and its associated cover
Carport in front yard	<ol style="list-style-type: none"> Structurally integrate Set back 10 feet Encompass maximum 20% of front yard Access parallel to street Minimum 25% open front wall 	<ol style="list-style-type: none"> No change No change No change No change No change
Carport in side yard	<ol style="list-style-type: none"> Attached to main building Structurally integrate Cannot abut a carport, garage or similar structure on the adjacent lot Non-buildable easement recorded across 5-feet of the adjacent property 	<ol style="list-style-type: none"> 1 and 2. No change 3. 5-foot distance to adjacent lot's carport, garage, portion of main building, or similar structure 4. Non-buildable, use and maintenance easement recorded across 5-feet of the adjacent property Allow in 1 side yard, opposite yard to provide minimum 5-foot wide access to rear yard
Addition to main building in side yard	Not allowed	<ol style="list-style-type: none"> Allow as an addition to existing construction and in 1 side yard only, opposite yard provide rear access Structurally integrate and attached to main building Cannot abut a carport, garage, portion of main building, or similar structure on the adjacent lot Non-buildable, use and maintenance easement recorded across 5-feet of the adjacent property
Access to lot	Street access required	No change
Accessory building location	Not allowed in required front yard	No change
	Not allowed in required side yard	No change
	Allowed to cover 30% of rear yard	No change
Side setback	2-feet with 1-foot additional setback for height above 10-feet	No change
Rear setback	2-feet with 1-foot additional setback for height above 10-feet	No change
Garage/carport setback to alley	15-feet to centerline of alley plus 1-foot setback per 1-foot of height above 12-feet	<ol style="list-style-type: none"> No change for front load garages 2-foot (two-foot) setback for side load garage plus 1-foot setback per 1-foot of height above 12-feet

Garage/carport setback to side street

20-feet to street improvement plus 1-foot setback per 1-foot height above 12-feet

No change

DRAFT