



# Zoning Ordinance Amendment

## Reduced Setbacks for Through Lots in UR



Amend Section 10-3-114. Accessory Structures.

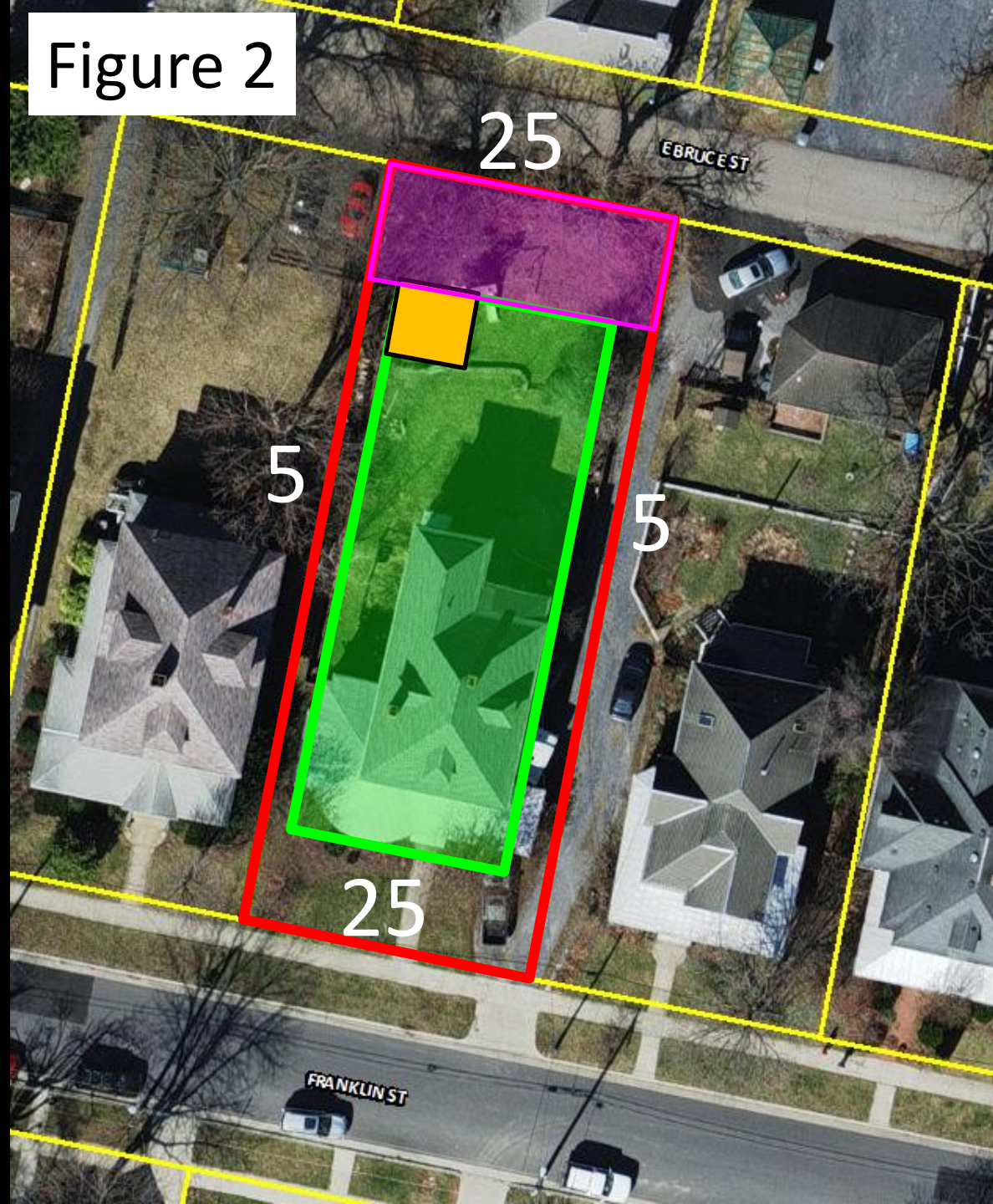
- (d) *Location in setbacks in residential districts prohibited. No accessory building in a residential district shall be located within the existing setback between a principal building and public street; except on through lots where an accessory building may be located within the established rear yard between the principal building and a public street and meet principal building setbacks.*



Figure 1



Figure 2





## Applicant's Proposed Amendment

*(d) Location in setbacks in residential districts prohibited.* No accessory building in a residential district shall be located within the existing setback between a principal building and public street; except:

- (i)* on through lots in the U-R district, where an accessory building may be located within the established rear yard between the principal building and a public street ~~and meet principal building setbacks~~ and shall not be less than five feet from any property line;
- (ii)* on through lots in all other districts, where an accessory building may be located within the established rear yard between the principal building and a public street and meet principal building setbacks.

## Staff's Modified Amendment

*(d) Location in setbacks in residential districts prohibited.* No accessory building in a residential district shall be located within the existing setback between a principal building and public street; except:

- (i)* on through lots in the U-R district, where an accessory building may be located within the established rear yard between the principal building and a public street ~~and meet principal building setbacks~~ and shall not be less than 10 feet from the rear lot line;
- (ii)* on through lots in all other districts, where an accessory building may be located within the established rear yard between the principal building and a public street and meet principal building setbacks.





In 2023, the BZA denied the applicant's request for variances that would have allowed them to build a garage 1 foot from the side and rear yard property lines.

## Variances granted on East Bruce Street



# Recommendation

Staff and Planning Commission (5-0) recommends approval of the Zoning Ordinance amendment with the suggested modifications from staff.

*(d) Location in setbacks in residential districts prohibited.* No accessory building in a residential district shall be located within the existing setback between a principal building and public street; except:

- (i)* on through lots in the U-R district, where an accessory building may be located within the established rear yard between the principal building and a public street ~~and meet principal building setbacks~~ and shall not be less than 10 feet from the rear lot line;
- (ii)* on through lots in all other districts, where an accessory building may be located within the established rear yard between the principal building and a public street and meet principal building setbacks.