

CHAPTER 8

LOT AND YARD REQUIREMENTS

SECTION:

- 10-8-1: Minimum Requirements
- 10-8-2: Corner Lots
- 10-8-3: Projections
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10-8-1: MINIMUM REQUIREMENTS:

The minimum lot area, minimum width of lot, minimum depth of front yard, rear yard, and minimum width of each side yard for each district shall be as shown in the table in Section 10-8-8 of this Chapter. For zoning purposes, setback requirements are not in effect for the common property line for those parcels of land that have been consolidated according to the requirements of Title 11, Chapter 2 of the City Code.

10-8-2: CORNER LOTS:

Corner lots which abut on more than one street shall provide the required front yards along each street. Regardless of which street a building on the lot fronts, the rear yard is opposite the short street frontage, and the side yard is opposite the long street frontage.

10-8-3: PROJECTIONS:

All structures, whether attached to the principal structure or not, and whether open or enclosed, including porches carports, balconies, roof overhangs, or platforms above normal grade level, shall not project into any minimum front, side, or rear yard of any lot.

10-8-4: NONCONFORMING LOT:

Any lot of record existing on the effective date of the Ordinance codified in this Title may be used for the erection of a building or structure conforming to the use regulations of the district in which it is located, even though its area and width are less than the minimum requirements of this Chapter.

This requirement is in not effect for those parcels of land which have been consolidated according to the requirements of Title 11, chapter 2 of the City Code.

10-8-5: NONRESIDENTIAL:

Nonresidential buildings, structures or uses shall not be located or conducted closer to any lot line of any other lot in any residential district than the distance specified in the following schedule:

Minimum Side Or Rear
Yard Abutting Any Lot
In Any Residential District

Use

20 feet

Off-street parking spaces and access drives for nonresidential uses.

40 feet

Churches, schools and public or semi-public structures.

60 feet

Recreation facilities, entertainment facilities, all business uses, and all industrial uses.

10-8-6: NONCONFORMING SETBACK:

Where adjacent structures existing on the effective date of the Ordinance codified in this Title have front yard setback different from those required by Section 10-8-8 of this Chapter; the minimum front yard setback shall be the average of these existing structures.

10-8-7: MEASUREMENT:

All front and side yards fronting a street shall be measured from the front or side property line beginning at the edge of the public right of way.

10-8-8: TABLE:

LAND AND YARD REQUIREMENTS TABLE					
	Lot Size	Yard Setback (feet)			

District	Area (sq. ft.)	Width (ft.)	Front	Rear	Side	Site Area Per Dwelling (sq. ft.)	Maximum Coverage* (%)	Usable Open Space (%)
<u>R-1 Suburban Residential</u>								
Single Family Dwellings	7,500	60	30	20	5	7,500	**30	-
Two Family Dwellings	10,000	80	30	20	5	5,000	***30	-
Other Uses	10,000	80	30	20	5	-	-	-
<u>R-2 Urban Residential</u>								
Single Family Dwellings	5,000	40	25	20	5	5,000	**30	-
Two Family Dwellings	7,500	60	25	20	5	3,750	***30	-
Townhouses	2,500	20	25	20	-	5,000	20	52
Multi Family Dwellings	7,500	60	25	20	10	1,875	28	44
Other Uses	10,000	75	25	20	10	-	-	-
<u>R-3 Multiple Residential</u>								
Single Family Dwellings	5,000	40	20	20	10	5,000	**30	-
Two Family Dwellings	7,500	60	20	20	-	3,750	***30	-
Townhouses	2,500	20	20	20	-	5,000	20	52
Multi Family Dwellings	25,000	100	20	20	15	870	30	40
Other Uses	5,000	50	20	20	10	-	-	-
<u>B-1 Community Business</u>								
Multi Family Dwellings	5,000	50	-	15	-	1,675	28	44
Other Uses	5,000	50	-	15	-	-	-	-
<u>I-1 Light Industrial</u>								
All Uses	1 acre	150	30	30	20	-	-	-
<u>C-1 Conservation</u>								
All Uses	2 acres	300	50	30	30	-	-	-
<u>All Districts</u>								
All Uses	A 50-foot setback is required from the ordinary high water level of DNR protected waterbodies (Walsh Lake, #214W).							
* Maximum coverage shall be the percentage of lot area enclosed by the exterior faces of the exterior walls.								
** Figure includes assumed garage coverage of 576 sq. ft.								
*** Figure includes assumed garage coverage of 1,252 sq. ft.								

SETBACK REQUIREMENTS IN R-1

TYPE OF SETBACK	REQUIREMENT	NOTES ***
Front Yard:		
Principal building	30 feet	See exception in 10-8-6 *
Attached garage	30 feet	See exception in 10-8-6 *
Detached garage	30 feet	See exception in 10-8-6 *
Setback between detached garage/principal building	6 feet	
Corner lot	30 feet	For yard defined as "Front Yard"; also see exception in 10-8-6 *
Fences and retaining walls	1 foot	
Rear Yard:		
Principal building	20 feet	
Principal building on corner lot	20 feet	
Attached garage	20 feet	
Detached garage facing platted alley	8 feet	
Detached garage parallel to platted alley	3 feet	
Detached garage entered from street with no platted alley	3 feet	
Accessory building **	3 feet	
Setback between detached garage/principal building	6 feet	
Setback between accessory/principal building	6 feet	
Fences and retaining walls on platted alley	2 feet	
Fences and retaining walls not on platted alley	0 feet	
Side Yard:		
Principal building	5 feet	
Attached garage	5 feet	
Detached garage entered from street with no platted alley	5 feet	
Detached garage on platted alley	5 feet	
Accessory building **	3 feet	
Setback between detached garage/principal building	6 feet	
Setback between accessory/principal building	6 feet	
If corner lot, building side facing street	5 feet	For yard defined as "Side Yard"; requirement is for all buildings on corner lots.
Fences and retaining walls	0 feet	
Driveway	0 feet	

* 10-8-6: Where adjacent structures existing on the effective date of the Ordinance codified in this Title have a front yard setback different from those required by this Title, the minimum front yard setback shall be the average of these existing structures.

** For zoning purposes, accessory building is defined as any building which is not the principal building or garage

*** The following notes apply to all buildings:

- a). For all buildings, the setback is measured from the building foundation.
- b). In all cases, no part of the construction (including footings) can encroach onto neighboring properties.
- c). For all buildings, the overhang shall follow Uniform Building Code (UBC) Section 503.2.1(1), which states that projections shall not extend beyond "a point one third the distance to the property line from an assumed vertical plane located where fire-resistive protection of openings is first required due to location on property".
- d). No building may be built in an easement area.

HEIGHT REQUIREMENTS IN R-1

TYPE OF HEIGHT REQUIREMENT	REQUIREMENT	NOTES
All Structures	25 feet or 2 stories, whichever is higher	
Rear & side yard fence	7 feet	Zoning Permit required for fences 6 feet and under; Building Permit required for fences over 6 feet in height
Screens on decks	Screens on decks can be up to 7 feet in height measured from the deck floor, not to exceed the roofline.	Building Permit required for screens over 6 feet in height
Fences at conflicting zoning districts	Up to 8 feet in height	Building Permit required for fences over 6 feet

9-7-2: (Ord. 82, 7-17-1984)
9-7-3: (Ord. 82, 7-17-1984)
9-7-4-F-5: (Ord. 82, 7-17-1984)
9-7-5: (Ord. 82, 7-17-1984)
9-7-6: (Ord. 82, 7-17-1984; 1996 Code)

Amendments

6/24/97:

3/10/98: 10-8-8: Setback Requirements in R-1 (Table)

3/10/98: 10-8-8: Height Requirements in R-1 (Table)

11/25/03:

12/9/08: Retaining walls permits and setbacks added

City of Lauderdale