23-156 - Special lot coverage provisions for certain interior or through lots
In the districts indicated, the maximum lot coverage set forth in Section 23-153 (For Quality Housing buildings), may be increased for shallow zoning lots in accordance with paragraph (a) of this Section, and may be increased for interior or through lots within 100 feet of corners or located along the short dimension of the block, in accordance with paragraph (b) of this Section.

(a) Shallow zoning lots

The maximum lot coverage for shallow interior or through lots may be increased as follows:

(1) For shallow interior lots

In the districts indicated, if an interior lot was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit, and is less than 90 feet deep at any point, the maximum lot coverage of such zoning lot, or portion thereof, may be increased by one percent for every five feet the depth of such zoning lot, or portion thereof, is less than 90 feet. Where the front lot line or rear lot line of a zoning lot intersects a side lot line at an angle other than 90 degrees, the depth of such zoning lot, or portion thereof, shall be measured at the midpoint of such irregularly angled lot line.

(2) For shallow through lots

In the districts indicated, if a through lot was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit, and is less than 180 feet deep at any point, the maximum lot coverage of such zoning lot, or portion thereof, may be increased by one percent for every five feet the depth of such zoning lot, or portion thereof, is less than 180 feet. Where the front lot line or rear lot line of a zoning lot intersects a side lot line at an angle other than 90 degrees, the depth of such zoning lot, or portion thereof, shall be measured at the midpoint of such irregularly angled lot line.

(3) Special provisions for zoning lots created after December 15, 1961

Notwithstanding the provisions of paragraphs (a)(1) and (a)(2) of this Section, the special lot coverage provisions of this Section may be applied to a zoning lot, or portion thereof, created after December 15, 1961, provided that the shallow lot condition was in existence on December 15, 1961, and subsequently such shallow lot condition on the zoning lot, or portion thereof, has neither increased nor decreased in depth.

(4) For zoning lots with shallow portions

Where a portion of a zoning lot is less than 90 feet for an interior lot, or 180 feet for a through lot, an adjusted maximum lot coverage shall be established for the zoning lot by multiplying the maximum percent of lot coverage permitted for the shallow portion of the zoning lot established pursuant to paragraphs (a)(1) or (a)(2) of this Section by the percentage such portion constitutes of the lot area of the zoning lot, and by multiplying the maximum percent of lot coverage permitted for the non-shallow portion of the zoning lot.
established pursuant to Section 23-153 (For Quality Housing buildings) by the percentage such portion constitutes of the #lot area# of the #zoning lot#. The sum of the areas of #lot coverage# thus obtained shall be the adjusted maximum percent of #lot coverage# for the #zoning lot#.

(5) Maximum coverage

In no event shall the maximum #lot coverage# of an #interior lot# or #through lot# exceed 80 percent. Shallow portions of a #zoning lot# may exceed such maximum, so long as the adjusted maximum #lot coverage# set forth in paragraph (a)(4) of this Section complies with such maximum.

(b) Within 100 feet of corners or along the short dimension of the #block#

The maximum #lot coverage# for #interior# or #through lots#, or portions thereof, within 100 feet of the corner, or located along the short dimension of the #block#, may be increased as follows:

(1) Within 100 feet of the corner

In the districts indicated, for #interior# or #through lots#, or portions thereof, within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less, the maximum #lot coverage# shall be 100 percent.

(2) Along the short dimension of the block

In the districts indicated, whenever a #front lot line# of an #interior# or #through lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, the maximum #lot coverage# for such #zoning lot#, or portion thereof, shall be 100 percent within 100 feet of such #front lot line#.