23-53 - Special Provisions for Through Lots
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In all districts, as indicated, the regulations of this Section shall apply to all #through lots#, except as provided in Section 23-471 (Beyond one hundred feet of a street line). In the case of a #zoning lot# occupying an entire #block#, no #rear yard# or #rear yard equivalent# shall be required.

23-531 - Excepted through lots

(a) In all districts, as indicated, no #rear yard# regulations shall apply to any #through lots# that extend less than 110 feet in maximum depth from #street# to #street#.

(b) In the districts indicated, for #zoning lots# containing #Quality Housing buildings#, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions and such #zoning lot# occupies the entire #block# frontage of a #street#.

23-532 - Required rear yard equivalents

In all districts, except for #Quality Housing buildings# in R6 through R10 Districts, the provisions for which are set forth in Section 23-533 (Required rear yard equivalents for Quality Housing buildings), on any #through lot# that is 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided:

(a) an open area with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts;

(b) two open areas, each adjoining and extending along the full length of a #street line# and each with a minimum depth of 30 feet measured from such #street line#, except the depth of such required open area along one #street line# may be decreased, provided that:
   (1) a corresponding increase in the depth of the open area along the other #street line# is made; and
   (2) any required #front yards# or front setback areas are maintained; or

(c) an open area adjoining and extending along the full length of each #side lot line# with a minimum width of 30 feet measured from each such #side lot line#. 
However, in lower density growth management areas and in R5D Districts, on any through lot at least 180 feet in maximum depth from street to street, a rear yard equivalent shall be provided only as set forth in paragraph (a) of this Section.

Any such rear yard equivalent shall be unobstructed from its lowest level to the sky, except as provided in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

23-533 - Required rear yard equivalents for Quality Housing buildings

LAST AMENDED
3/22/2016
R6 R7 R8 R9 R10

For Quality Housing buildings in R6 through R10 Districts, on any through lot that is 110 feet or more in maximum depth from street to street, a rear yard equivalent consisting of an open area with a minimum depth of 60 feet midway, or within 10 feet of being midway, between the two street lines upon which such through lot fronts, shall be provided.

However, for through lots with a depth of 180 feet or less, an open area with a minimum depth equivalent to the depth required pursuant to Section 23-534 (Special provisions for shallow through lots), may be provided, and additionally, one of the following rear yard equivalents may be provided as an alternative:

(a) two open areas, each adjoining and extending along the full length of a street line and each with a minimum depth of 30 feet measured from such street line, except the depth of such required open area along one street line may be decreased, provided that a corresponding increase in the depth of the open area along the other street line is made; or

(b) an open area adjoining and extending along the full length of each side lot line with a minimum width of 30 feet measured from each such side lot line, except that the width of such required open area along one side lot line may be decreased, provided that a corresponding increase in the depth of the open area along the other street line is made. If an open area along a side lot line is provided, it shall be at least eight feet.

Any such rear yard equivalent shall be unobstructed from its lowest level to the sky, except as provided in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

23-534 - Special provisions for shallow through lots

LAST AMENDED
3/22/2016
R6 R7 R8 R9 R10

(a) In the districts indicated, if a through lot:

(1) is less than 180 feet deep at any point; and

(2) was less than 180 feet deep, both on December 15, 1961, and on the date of application for a building permit; the depth of a required rear yard equivalent, or portion thereof, for such through lot, may be reduced by one foot for each foot by which the depth of a zoning lot, or portion thereof, is less than 180 feet. However, in no event shall the minimum depth of a required rear yard equivalent, or portion thereof, provided between two or more buildings on a single zoning lot be reduced to less than 40 feet, and in no event shall the minimum depth of such required rear yard equivalent, or portion thereof, be reduced to less than 20 feet.
Notwithstanding the provisions of paragraph (a) of this Section, in R6 through R10 Districts, the special rear yard equivalent provisions of this Section may be applied to a zoning lot created after December 15, 1961, or portion thereof, 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.