23-534 - Special provisions for shallow through lots
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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.

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

   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.