

**SUBJECT:** Proposed text amendment for §1421-23(c) Increased Side Yards of the Zoning Code.

**PURPOSE:**

To obtain approval from the City Planning Commission (CPC) on a text amendment to §1421-23(c) Increased Side Yards. Amending this section of the Zoning Code would make it consistent with §1421-21(c) Increased Front Yard.

**PROPOSED TEXT AMENDMENT:**

**§ 1421-23. Side Yard Modifications.**

The side yard requirements specified for principal buildings are subject to the following:

- (a) **Side Yard of a Corner Lot.** A corner side yard along the side street of a corner lot in a residential district, which adjoins in the rear, either directly or across an alley, the side lot line of another lot in a residential district must provide a width of no less than one-half the required front yard for the principal building on the corner lot.
- (b) **Irregular Side Yards.** Where the side lot line is irregular or where the side lot line is not parallel to the building line, the average side yard width must conform to the side yard requirements, provided the point of least width is no less than five feet wide or the point of least width is no less than one-half the side yard requirement, whichever is greater.
- (c) **Increased Side Yards.** In addition to the side yard requirements set forth for the SF, RM and O Districts and after adjusted by other provisions of this section, the required side yard is increased by one foot for each ten feet or fraction thereof by which the depth of the building exceeds 60 feet.

**JUSTIFICATION:**

Amending this section of the Zoning Code would make it consistent with §1421-21(c) Increased Front Yard.

**RECOMMENDATION:**

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendment.

**APPROVED:**

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Margaret A. Wuerstle, AICP, Chief Planner  
Department of Community Development & Planning

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2/22/07  
Amendment Committee