

Chart 1. Yard setback requirements.

	<i>Uses</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Side Yard Exceptions</i>	<i>Rear Yard Exceptions</i>	<i>Side**** Corner</i>
R-E	All dwellings (incl. special permits)*	35	25	50			15
	Other Use	50	25	50			
R-1A	All dwellings (incl. special permits)*	30	10	30			
	Other	50	25	50			
R-1B	All dwellings	25	5	25			
	Other	50	25	50			
	Special permit uses	25	6	25			
R-1C	All dwellings except SF attached (including special permits)*	25	6	25			
	Single-family attached & detached (zero lot line)	25	10**	25			
	Other	50	25	50			
R-2	All dwellings except SF attached (including special permits)*	25	5	25			
	Single-family attached & detached (zero lot line)	25	10**	25			
	Other	50	25	50			
R-3A R-3B R-3C R-3D R-3E	All dwellings except SF attached (including special permits)*	25	5***	25	25 abutting R-1&R-2§	25 abutting R-1&R-2§	
	Single-family attached & detached (zero lot line)	25	10**	25			
	Other	50	25	50	§	§	
O-1	All (including special permits)*	25	5	25	25 abutting R-1&R-2§	§	
	Detached (zero lot line) dwelling	25	10**	25			
O-2	All except SF attached (including special permits)*	25	5***	25			
	Single-family attached & detached (zero lot line)	25	10§§	25			
	All (including special permits)*	15	5	25			
O-3	All (including special permits)*	15	5	25			
	Detached (zero lot line) dwelling	25	10**	25			

- * Yard required for uses allowed by special permit are identical to these, subject to provisions of section 28-130(b).
- ** Combined side yard(s) width not less than ten feet, provided that the distance between principal detached structures on adjacent lots shall not be less than ten feet.
- *** A side yard shall not be required where a side lot line is coterminous with a party wall of a townhouse dwelling.
- **** See exceptions listed under section 28-904(f). If less than 25 feet, it shall be at least 15 feet or match the front yard of an adjacent property that faces the side street side.
- § The required side and rear yard adjacent to a lot in an R-1 district shall be increased by one foot for each two feet, or fraction thereof, by which the principal structure exceeds 25 feet in height.
- §§ Combined side yard(s) width not less than ten feet, provided that the distance between principal detached structures on adjacent lots shall not be less than ten feet.

Chart 2. Yard setback requirements.

	<i>Uses</i>	<i>Front Yard</i>	<i>Side Yard</i>	<i>Rear Yard</i>	<i>Side Yard Exceptions</i>	<i>Rear Yard Exceptions</i>	<i>Side**** Corner</i>
C-1	All (including special permits)*	20	0	0	25 abutting R-1&2 15 abutting R-3 & O ****	25 abutting R-1&2 15 abutting R-3 & O ****	10
C-2	All (including special permits)*	20	0	0	25 abutting R-1&2 15 abutting R-3 & O ****	25 abutting R-1&2 15 abutting R-3 & O ****	
C-3	All (including special permits)*	10	0	0	25 abutting R-1&2 15 abutting R-3 & O **	25 abutting R-1&2 15 abutting R-3 & O **	
C-4	All (including special permits)*	0	0	0	25 abutting R-1&2 15 abutting R-3 & O **	25 abutting R-1&2 15 abutting R-3 & O **	0
C-5	All (including special permits)*	10	0	0	25 abutting R-1&2 15 abutting R-3 & O **	25 abutting R-1&2 15 abutting R-3 & O **	10
M-1	All (including special permits)*	35	15	35	25 abutting R & O ****	***	15
M-2	All (including special permits)*	25	0	0	25 abutting R-1&2 15 abutting R-3 & O ****	25 abutting R-1&2 15 abutting R-3 & O ****	10
M-3	All (including special permits)*	25	0	0	****	50 abutting R & O ****	

- * Yard required for uses allowed by special permit are identical to these, subject to variance provisions of section 28-130(b).
- ** All side and rear yards shall be increased by one foot for each two feet, or fraction thereof, by which a principal structure exceeds 35 feet in height.
- *** All side and rear yards shall be increased by one foot for each two feet, or fraction thereof, by which a principal structure exceeds 45 feet in height.
- **** The required side and rear yard adjacent to a lot in an R-1A, R-1B or R-1C district shall be increased by one foot for each two feet, or fraction thereof, by which the principal structure exceeds 25 feet in height.