

PROPOSED RULE (ORIGINAL MARK-UP)

Capitol Zoning General Standards, Section 3-202 *Additional Zoning Requirements and Definitions* (page 30)

Z15. Setback A setback is the required space or yard, unenclosed from its lowest portion to the sky, from the property line to the nearest finished vertical surface of the main structure, not including the ordinary projection of architectural elements such as chimneys, eaves, sills, cornices, steps, unenclosed walkways, or ornamental features.

1. The Commission, with review, may reduce a required setback by up to 25% in cases where a lot is smaller than what is typical for the Area, is not accessible from an alley, or is otherwise irregular due to its shape or platting. In extreme cases of lots 4,500 square feet or less in total area, the Commission may reduce a required setback by up to 50%.

2. The front yard is that portion of a parcel which directly abuts a public street. In cases where a parcel is located on the corner of two intersecting streets, the narrowest portion of the lot contiguous to the public street will be defined as the front yard.

PROPOSED RULE (ADOPTED MARK-UP)

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