

# ZONING INTERPRETATION RECORD

## **Subject of Interpretation:**

Required side-yard setbacks for R1-7 & R1-10 zoning districts.

## **Zoning Ordinance Section Number:**

5.400 & 5.500

## **Title of Section:**

(R1-10) Single-Family Residential District & (R1-7) Single-Family Residential District

## **Cause for Interpretation:**

The required side yard in these zoning districts, as described in the zoning ordinance, is not consistent with other single-family zoning categories with regards to individual side yard requirements vs. aggregate side yard requirements. As per R1-10 zoning, "There shall be a side yard on each side of a building having an aggregate width of not less than 7'". As per R1-7 zoning, "There shall be a side-yard on each side of a building having an aggregate width of not less than 14'". "Aggregate" is a term commonly associated with total or combined building setbacks, as opposed to an individual setback on one side. ("Aggregate" is only used in these two zoning categories when describing required setbacks)

## **Interpretation:**

The minimum required side yard setback on each side of the building in the R1-10 zoning district shall be 7', with an aggregate (or combined total) of 14' for both sides. The minimum required side yard setback on one side of the building in the R1-7 zoning district shall be 5', with an aggregate (or combined total) of 14' for both sides. This interpretation will apply primarily to the main building on a residential lot, however, there are scenarios where an accessory structure will also have to meet these setbacks (refer to "zoning interpretations" dated 3/23/2000 and 1/21/2005). For standard setback requirements for accessory structures, refer to Section 7.200 under "General Provisions" in the Zoning Ordinance.

Interpretation By

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Date

3-14-05  
March 14,  
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Approved By

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