Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

R-ZL, Zero Lot Line Residential



The R-ZL District is a moderate density residential district designed to permit and encourage the development of a variety of dwelling types including "zero lot line" units suitable for a low cost per unit development. To be approved, an R-ZL district must be efficient in the use of land and utilities. It should be considered compatible with other residential use and may be used to create a transition from purely residential zones to medium and high-density residential zones.

Maximum Height Allowed: 36 feet

Minimum Width of Corner Lots: 75 feet at bui

Lot and Area Standards:

Minimum Street Frontage:

75 feet at building line

20 feet

District	Building type	Min. lot area (sq. ft.)	Min. land area / dwelling unit (sq. ft.)	Min. lot width	Max. lot coverage	
					Interior lot	Exterior lot
R-ZL	Zero lot line	4,000	-	40'	60%	65%

Minimum Setback Standards:

District	Building type	Front	Side		
			Interior	Exterior	Rear
R-ZL	Zero lot line	20′	One side yard setback must be no less than 12' and the other side yard setback may be 0 ft.'	20′	25′

Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.

Garage Setback Standards: Applicable to attached and detached garages.

Garage, Street Facing: 30 ft. from the property line the garage faces

Garage, Side- or Rear-loading: 20 ft. from the facing property line Garage, Alley Facing: 20 ft. from property line at alley

Accessory Structures & Uses: (i.e. garages, storage sheds, separate dwelling units)

	Detached	Detached	Attached
	Non-residential	Accessory Dwelling	Accessory Dwelling
% of floor area of primary structure	40%	50%	50%
Maximum footprint	720 sq. ft.	720 sq. ft.	-
Front setback	As required by the district	As required by the district	As required by the district
Side setback	7′	7′	As required by the district
Rear setback	7'	7'	As required by the district

On corner lots: Structure shall not project beyond the building line of the primary structure of existing primary structure on the adjacent lot.

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Residential Tree Planting:

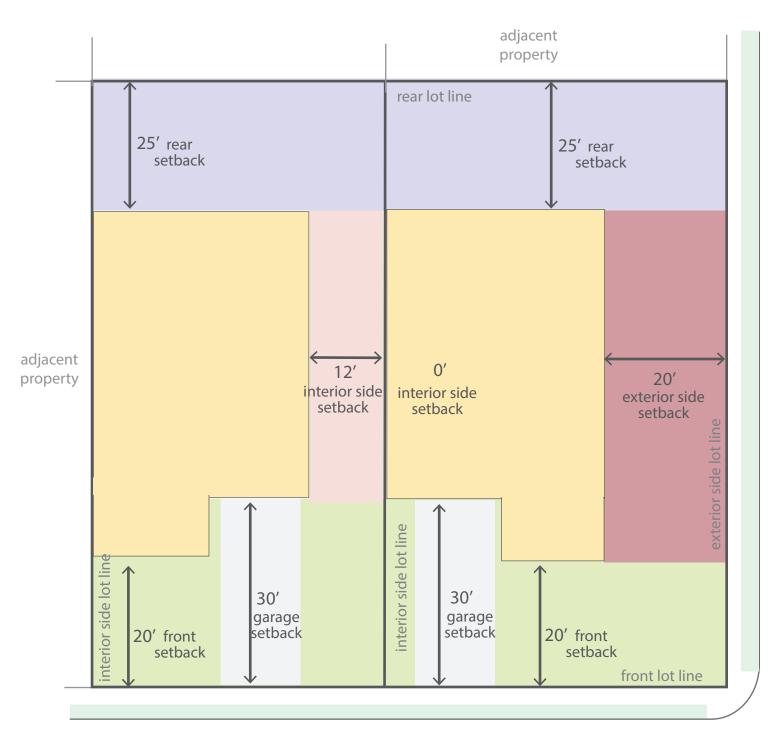
For newly constructed single and two-family residential structures: 1 shade tree planted in each yard adjacent to roadway and 1 shade tree planted in each right-of-way adjacent to roadway.

Land Uses:

ALLOWED BY RIGHT	CONDITIONAL	ACCESSORY
Agriculture and Animals	Agriculture and Animals	Residential
Animal - domestic or household	Botanical garden	Home occupation - type a
Community garden	Urban farm	Dwelling - accessory
Residential	Residential	Transportation / Utilities
Dwelling - modular	Home occupation - type b	Solar energy system
Dwelling - single family		Wind energy system, small
Residential facility - assisted living	Recreation, Education & Assembly	
	Aquarium	Other
Recreation, Education & Assembly	Community center	Building, accessory - nonresidential
Library	Country club	
Park - mini	Educational facility	
Park - neighborhood	Golf course	
	Religious facilities	
Retail		
Mobile food vendor	Services	
	Adult day care	
Services	Cemetery or mausoleum	
Child care - residential (4 children)	Child care - commercial	
	Child care - residential (5-10 children)	
	Lodging - bed & breakfast	
	Public safety services	
	Transportation / Utilities	
	Utility facility	
	Wireless communication facility (cell	
	towers)	
	Other	
	Temporary uses	

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R-ZL, Zero Lot Line Residential Setback Illustration



street