R zones - Accessory building regulations

Key changes per Zoning Commission Order No. 20-19

(Subtitle D-5000)

Accessory building changes per ZC order 20-19:

1. Clarified an accessory building not permitted in the required rear yard but for a special exception (5201.2)

2. Alley centerline setback reduced to 7.5' (from 12') (5004.1)

3. Height maximum of accessory building increased to 22' (from 20') (5002.1)

Accessory building:
Maximum building area is 30% of required rear yard area or 450 sq. ft footprint, 2 stories, 22' height permitted (maximum). Lot is 50% pervious (minimum).

Access: Permanent access provided by either:
1. 8' side yard path to public street, or
2. 24' wide alley, or
3. 15' wide alley within 300' of public street

Parking pad (1 per principal dwelling)