

**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 Street Frontage:** 20 feet
- Minimum Width of Corner Lots:** 75 feet at building line

**Lot and Area Standards:**

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

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### Setback Illustration

