

ARTICLE 14

LOT SIZE, AREA AND WIDTH

^SECTION 14-1. **Minimum Lot Size.** Where a minimum lot size is specified in this code, no main building shall be erected, nor main use established, on any lot for which such size is specified, if such lot is of lesser size, except as provided in Section 14-6. (Illustrated in Appendix 2)

(^As amended on April 27, 1990)

^SECTION 14-2. **Lot Area per Dwelling Unit, etc.** Where a minimum lot area for each additional dwelling unit is specified in this code, the minimum lot area for the first dwelling unit on the lot shall be the minimum lot size; and the minimum additional lot area for each additional dwelling unit thereon shall be the minimum lot area for each additional dwelling unit specified in this code. For residential structures not divided into dwelling units, each two sleeping rooms for single or double occupancy and each four beds in sleeping rooms that contain beds for more than two persons shall be deemed to constitute one dwelling unit; provided that each two hospital beds shall be deemed to constitute one such unit; and further provided that a limited group residence as defined in clause (22B) of Section 2-1 shall be deemed to constitute one dwelling unit for purposes of this article. For non-residential structures, and for structures where non-residential uses are combined with residential uses, each fifteen hundred square feet of gross floor space devoted to non-residential uses shall be deemed to constitute one dwelling unit.

(^As amended on August 10, 1979, April 27, 1990, and February 22, 1991)

^SECTION 14-3. **Lot Width.** Where a minimum lot width is specified in this code, no main building shall be erected on that part of a lot where the lot width is less than that specified in this code, except as provided in Section 14-6.

(^As amended on April 14, 1967 and April 27, 1990)

^SECTION 14-4. **Lot Frontage.** Where a minimum lot width is specified in this code, each lot for which such minimum lot width is specified shall have a minimum frontage on a street not less than the width so specified. Where a lot is located to the rear of another lot or lots, there shall be an unobstructed access from a street to the rear lot over land that is not part of any other lot. The width of such access shall not be less than the lot frontage required by this code for the rear lot.

(^As amended on April 27, 1990, and April 2, 1998)

(Illustrated in Appendix 2)

^SECTION 14-5. Building on Rear of a Lot.

- (a) If in any S, R or H district a main building is on the same lot as, and to the rear of, another main building, there shall be an unobstructed access to such rear building from a street, the width and street frontage of which access shall not be less than the minimum lot width specified in this code, or 50 feet, whichever is greater. The access required by this paragraph (a) shall not be located within any side yard required by this code for the front building and shall not be included in meeting the lot area requirements of this code for either building.

- (b) Where in a residential district a dwelling designed for occupancy or occupied by one or more families is on the same lot as, and to the rear of, another main building, the distance between such dwelling and such main building shall be not less than twice the minimum rear yard depth required by this code for such main building; and the requirements of this code with respect to lot size, open space, and front, rear and side yards shall apply as if such dwelling were on a separate lot.

(^As amended on April 2, 1998)

^SECTION 14-6. Two or More Dwellings on Same Lot. Where a Dwelling (other than a temporary Dwelling) designed for occupancy or occupied by one or more families is on the same Lot as another Dwelling or Main Building the requirements of this code with respect to Lot Area, Lot Width, and Lot Frontage shall apply as if each Dwelling or other Main Building were on a separate Lot.

(^As inserted on December 22, 2003)

^SECTION 14-7. Exceptions. If the requirements of this code with respect to open space and to front, rear and side yards are met, the provisions of Sections 14-1 and 14-3 shall not prevent the construction, reconstruction or alteration of a single family dwelling on any lot assessed as a separate parcel or in separate ownership of record (by plan or deed) at the time this code takes

effect; provided, however, that the foregoing provisions of this section shall not apply to any two or more contiguous lots in a single ownership at or subsequent to said time where a redivision could create one or more lots meeting the requirements of Sections 14-1 and 14-3 except that, if the Board of Appeal determines that such a redivision cannot reasonably be made without creating or continuing one or more lots not meeting such requirements, said Board may grant permission for the construction of a single family dwelling on a lot not meeting such requirements except that said Board shall not grant such permission for (1) any lot not meeting three fourths of the requirements of Section 14-1 unless more than one half of the lots within the same block have buildings erected thereon and do not meet three fourths of such requirements, or (2) any lot not meeting three fourths of the requirements of Section 14-3 unless more than one half of the lots within the same block have buildings erected thereon and do not meet three fourths of such requirements.

(^As amended on December 22, 2003)