

## ARTICLE 17

### OPEN SPACE REQUIREMENT FOR RESIDENCES

^SECTION 17-1. **Minimum Usable Open Space.** Where a minimum usable open space per dwelling unit is specified in this code, there shall be allotted and maintained for lawful outdoor uses other than off-street parking on every lot within the district, and devoted to the use, specified, for each dwelling unit intended for family occupancy the minimum usable open space so specified, except that in H-2-65, H-3-65, H-3, H-4 and H-5 districts all or part of this requirement may be met by suitably designed and accessible space on balconies of main buildings or on the roofs of wings of main buildings or on the roofs of accessory buildings. So much of the front, side and rear yards required by this code for the lot as is not devoted to an accessory building or off-street parking or driveway purposes shall be included in computing usable open space for the purposes of this article.

(^As amended on February 17, 1971, July 9, 1973, October 31, 1980, and April 27, 1990)

SECTION 17-2. **Exception for Residential Structures Designed for Transient Occupancy.** The provisions of Section 17-1 shall not apply to hotels, motels, hospitals, dormitories or other residential structures intended and designed primarily for transient occupancy.

^SECTION 17-3. **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 Usable Open Space shall apply as if each Dwelling or Main Building were on a separate Lot.

(^As inserted on December 22, 2003)