

Summary of Proposed Rule

The Capitol Zoning Master Plan saw its last major revision in 1998. While still useful, the last decade and a half have revealed several areas in which the agency's rules are no longer applicable or warrant clarification. The agency updated several portions of its rules in 2012, and will continue to consider additional changes as they are brought to the agency's attention by constituents. This proposed change would serve to:

- 1) Provide a definition of the term "setback". (This term is used throughout the Capitol Zoning Master Plan, but has never had a clear definition within the agency's rules.)
- 2) Allow for the Commission to reduce the required setback by 25% in special circumstances.
- 3) Change the side yard setback in Zones M & N from eight feet (8') to ten percent (10%) of the lot's average width.
- 4) Clarify that the side setback given for Zone O is a maximum allowed setback.

Proposed Rule (markup)

General Standards, p.12 *(to insert at the end of "Definitions")*

Setback The required yard, unenclosed from its lowest portion to the sky, from the property line to the nearest point of the foundation of the main structure, not including the ordinary projection of architectural elements such as chimneys, eaves, sills, cornices or ornamental features. The Commission, with review, may reduce a required setback by 25% in cases where a lot is smaller than what is typical for the Area, is not accessible from an alley, or is otherwise irregular due to its shape or platting.

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Mansion Area Zones

Zones	“M”	“N”	“O”
	Residential	Neighborhood Residential & Commercial	General Business
Front Yard SB	25’ min, landscaped no parking ⁴	25’ min, landscaped no parking ⁴	Mandatory build-to-sidewalk
Side Yard SB	8’ min. <u>10% of lot’s avg width</u>	8’ min. <u>10% of lot’s avg width</u>	5’ <u>max</u> , if any
Rear Yard SB	25’ min.	25’ min.	5’ <u>max</u> , if any
Min. Lot Area/D.U.	2500 S. F./ D. U.	2500 S. F./ D. U.	1200 S. F./ D. U.
Min. Lot Area/D.U. w/ review	1200 S. F./ D. U.	1200 S. F./ D. U.	1200 S. F./ D. U.
Max. F. A. R. ¹	1.1 : 1.0	1.5 : 1.0	1.5 : 1.0
Maximum Height	2.5 stories or 35’ (whichever is less)	3 stories or 45’ (whichever is less)	3 stories or 45’ (whichever is less)
Permitted Uses ²		Professional Office	Professional Office Quiet business
Conditional Uses ²	Quiet Business ³ Professional Office ³ General Office ³	Community Facilities III General. office Quiet business Consumer goods & services ³	Community Facilities III General Office Hotel, motel, & amusement Consumer goods & services

Single-Family and Two-Family Residential are permitted use groups throughout the Mansion Area.

Multifamily Residential and Community Facilities I & II are conditional use groups throughout the Mansion Area.

¹ See The General Standards for F.A.R. definition

² See CZDC General Standards, “Use groups” Section for specific uses allowed within each use group category.

³ When the preservation of a historic commercial or civic type building is involved.

⁴ The setback may be less than 25’ up to a minimum of 15’ where historic precedence exists on the block.