

<u>Percentage of Average Slope</u>	<u>Minimum Lot Size</u>
0 – 14.99	Set by zoning district
15 – 19.99	10,000 sq. ft.
20 – 29.99	15,000 sq. ft.
30 – 34.99	20,000 sq. ft.
35 +	40,000 sq. ft.

For example, lots created from a parcel located in the R2 zone with an average slope of 23% would have to have a minimum lot size of 15, 000 square feet.

The City contains numerous lots that were created prior to the enactment of the City’s first zoning code. Some of these lots do not meet the minimum lot size requirement of the zoning district in which they are located. Generally, these lots are buildable. To determine whether a particular lot or lots have sufficient lot area to be buildable, review the following:

1. Confirm that the lot(s) was legally created prior to June 19, 1979;
2. Determine the lot area of all contiguous lots held in the same ownership; and
3. If the area of all contiguous lots held in common ownership is at least 2,500 square feet, the parcel is buildable.

A variance is required in order to construct a single-family dwelling on a parcel of less than 2,500 square feet.

For lots that are less than 5,000 square feet in size, buildings cannot cover more than 40% of the lot area.

There are several other rules regarding undersized lots. Please contact the City Planner.

Setback (yard) requirements. Buildings and other improvements must be setback from property lines. The zoning code defines this required setback as a yard. There are five types of yards: front yard, rear yard, side yard, street side yard and ocean yard. The front is the yard adjacent to a street right-of-way. On a lot with a frontage on two or more streets, the front yard is the narrower of street frontages. The rear yard is the yard opposite the front yard. The side yard is the yard between the front and rear yard measured horizontally and at right angles from the side lot line. A street side yard is the yard adjacent to a street between the front yard and the rear lot line. The ocean yard is the yard adjacent to the ocean shore. Required yards are measured from property lines to building foundations.

With the exception of the RVL zone, the minimum required yard in the City’s residential zone is:

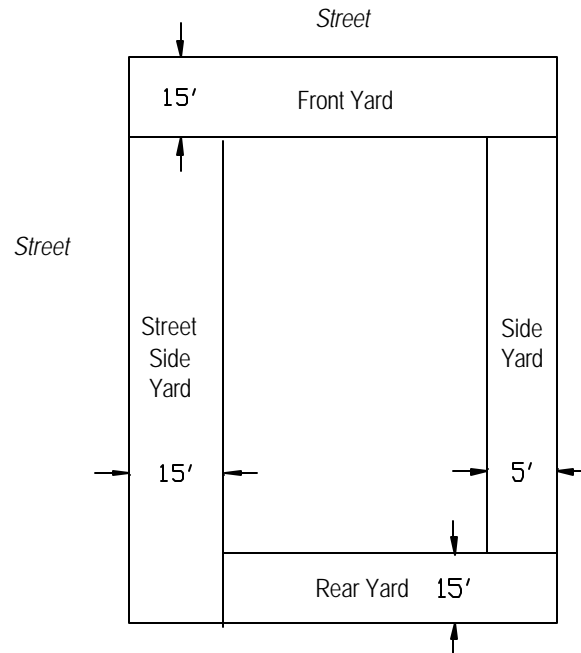
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|----|------------------|---------|
| 1. | Front Yard | 15 feet |
| 2. | Rear Yard | 15 feet |
| 3. | Side Yard | 5 feet |
| 4. | Street Side Yard | 15 feet |

In the RVL zone, for lots that are more than 10,000 square feet in size, all setbacks are twenty feet. For lots that are 10,000 square feet in size or less, the required setbacks are the same as the residential zones described above.

For ocean front lots, the setback from the ocean shore (the ocean yard) is determined by averaging the setback of dwellings 100 feet to the north and south of the property from the Oregon Zone Line. Because of the technical nature of the work and the location of the Oregon Zone Line, this setback must be established by a surveyor familiar with the City’s requirements.

Street addresses are assigned separately and do not always correspond to the Zoning Ordinance definition of the front yard. Street addresses are assigned or changed by the Building Official according to your property entrance.

Diagram Illustrating Setbacks



The following are exceptions to the setback requirement:

1. Cornices, eaves, window sills and similar incidental architectural features may project up to eighteen inches into a required side yard or up to thirty-six inches into a required front or rear yard.
2. Bay windows, with not usable floor area and not exceeding a length of ten feet, and not more than one per building elevation may project up to eighteen inches into a required side yard and up to thirty-six inches into a required front or rear yard. A bay window may not project into a required ocean yard.
3. Chimneys may project up to twenty-four inches into any required yard.
4. Patios, decks, including any fixed benches, railings or other attachments, which are no more than thirty inches in height may be constructed in a required setback to within two feet of a property line.
5. Unroofed landings and stairs may project no more than thirty-six inches into a required front yard, rear yard or street side yard where they provide access to a first story and where the landing is limited to no more than six lineal feet. Unroofed landings and stairs may not project into a required ocean yard.
6. An accessory building may be located in the rear yard, to within five feet of the rear property line where the building is no higher than 14 feet, the building does not occupy more than 50% of the area of the required rear yard, and the building's location will not be detrimental to abutting property and does not obstruct views from adjacent buildings.