



TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 539**
Determination of Front Yard for Non-Residential Properties

DATE: August 15, 2011/*Revised August 1, 2014*

CREATED BY: Land Development Division/Zoning Section

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 539 on the determination of front yards for non-residential properties. This bulletin has been updated to incorporate the department's new format for Information Bulletins.

This IB establishes a policy for determining the front, side and rear yards of all non-residential properties with frontage on one (1) or more streets. This IB will be reviewed regularly by the Planning Manager of the Zoning Section to ensure quality, accountability and accuracy with codes and other applicable City policies.

Scope

All non-residential lots, whether an interior, corner, reversed corner, flag or multi-frontage lot shall have one (1) front yard and one (1) rear yard, and may have more than one (1) side yard. The rear yard shall always be opposite to the front yard. All yards shall comply with the requirements of the Unified Development Code ("UDC") for setbacks, landscape, buffers, fences and parking requirements.

When only one (1) street frontage exists, the front yard of the property shall be the area between the front lot line abutting a street right-of-way and the nearest principal structure.

When more than one (1) street frontage exists, the following criterion shall be applied to determine the front, rear and side yards of the lot:

- 1) *Street Classification:* The front yard of the property shall be the area between the lot line abutting the street right-of-way with the highest street classification as shown in the City's Major Thoroughfare Plan, and the nearest principal structure.
- 2) *Lot size:* In the event that two (2) or more abutting street rights-of-way have the same classification, the front yard of the property shall be the area between the lot line with the shortest length abutting a street right-of-way and the nearest principal structure.

- 3) *Orientation of Building:* If no distinction in street classification and lot size exists, the front yard of the property shall be the area between the primary or architectural entrance of the nearest principal structure and the lot line abutting a street right-of-way.
- 4) *Planning Manager:* If the previous three (3) steps do not adequately establish the front yard of a lot, the Planning Manager of the Zoning Section shall determine the front yard on the basis of street classification, lot dimensions, building orientation, access, traffic flow, proximity of building to street, and other best planning practices.

Summary:

This Information Bulletin is for informational purposes only.

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The following illustration shall be used to determine applicable front, side and rear yards:

