

Current Zoning and Planning Basics

CITY OF BRIER DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONES

	RS 12,500	RS 20,000
Minimum Lot Area	12,500 Sq. Ft	20,000 Sq. Ft.
Minimum lot width at street	45 feet	45 feet
Minimum lot width at building line	80 feet	80 feet
Minimum front yard setback (1)	35 feet	35 feet
Minimum side yard setback (2)	7 feet minimum, 20 feet total	7 feet minimum, 20 feet total
Minimum rear yard setback (3)	25 feet	25 feet
Maximum Lot Coverage	45 %	45%
Maximum Building Height	30 feet	30 feet
Interior Lot Line Minimum Set backs		
On Corner lots (4)	7 feet minimum, 20 feet total	7 feet minimum, 20 feet total
Minimum setback on side yards –		
On Corner lots (5)	25 feet	25 feet
Minimum Parking Requirements	2 Off-Street parking spaces	2 Off-Street parking spaces
Increase in impervious surface area requirements	Storm Management	Storm Management
Accessory Buildings & Structures	See Footnote 6	See Footnote 6

- 1) **Front Yard:** .If the right-of-way is designated to be widened, the front yard setback may be required to be up to 65 feet from the street right of-way and the setback for a side yard abutting a street may be required to be up to 55 feet from the center of the street right-of-way, depending on the designated width of the new right-of-way
 - i) Lots not abutting a public street shall have the front yard designated as part of the platting process.
 - ii) A minimum 7-foot setback from the edge of the pavement within any private ingress or egress easement to any existing or proposed structure on the property being subdivided; and 14 feet from the edge of the pavement within the private ingress or egress easement to any existing structure on neighboring properties shall be required for any new subdivision of property where the private ingress or egress easement serves more than 2 lots.
- 2) **Side Yard:** 7 feet. The combined total of the two side yards shall be a minimum of 20 feet. The side yards of a lot abutting more than one public street are the sides facing lots containing or capable of containing building improvements. The larger of the two setbacks shall be located along the rear of the primary building.
- 3) **Rear Yard exception** for accessory structures – 7 foot min. setback required.
- 4) **Side Yard exception** for accessory structures – 7 foot min. set back required from each interior property line.
- 5) **Corner Lots:** Buildings abutting more than one public street (such as corner lots) shall have a minimum setback of 35 feet from the City right-of-way for the front yard and 25 feet from the City right-of-way for the side yard abutting the street.
- 6) **Accessory buildings** and structures, including private garages, provided that in the aggregate they do not occupy more than 10 percent (10%) of the total area of the lot. Accessory buildings shall conform to all setback regulations, except rear yard setbacks can be seven (7') feet minimum. Separation from Residential dwellings and other buildings shall be six (6') feet, or, have fire separation conditions approved and applied. Attached or Detached Accessory Dwelling units are allowed in the RS 20,000 Zone and only with special conditional use approval. [Note: Permits required for new additions and accessory structures that are supported by another, when total structure exceeds the 120 Sq Ft min.