

City of Clayton Land Use Code

Planning and Development Services Staff Clarification SC12-02

Date: August 14, 2012

Subject: Side- entry Garages on Corner Lots

Code Section: Definitions: "Yard, front" and "Yard, side" and various sections where the terms "side-entry" or "side-loading" or the like is used when describing the location of a garage.

Initiated by: Planning Staff

Background/Considerations:

Section 410.070 of the Zoning Regulations define the front, side and rear yards as follows:

YARD, FRONT: A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the front lot line and the main building or any projection thereof, other than steps, uncovered balconies, uncovered porches and terraces. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension. An accessory building that is not part of the principal structure shall be located not less than sixty (60) feet from the front property line.

YARD, REAR: A yard extending across the rear of a lot measured between the side lot lines and being the minimum horizontal distance between the rear lot line and the main building or any projections other than steps, uncovered balconies, uncovered porches or terraces. The rear yard shall, in all cases, be at the opposite end of the lot from the front yard.

YARD, SIDE: A yard between the building and the side lot line extending between the front and rear yards, being the minimum horizontal distance between the side lot line and the main building or any projections other than steps, uncovered balconies, uncovered porches or terraces.

On corner lots, the front yard is considered parallel to the street upon which the lot has its least dimension. The rear yard is at the opposite end of the lot from the front yard. Side yards are located between the front and rear yards. Various overlay districts require side-entry or side loaded garages. This raises the question as to whether or not the location of a side entry garage on a corner lot is required to be consistent with the definition of side and front yards, or if it is required to be on the actual side of the structure (as opposed to the lot by definition).

Determination/Clarification

On corner lots, when a side entry garage is required, the garage entry may be located on either side of the actual structure, as opposed to the side of a lot per the definition of Front and Side Yard.

Specifically, the word “side” when used to describe the location of the garage, refers to the actual side of the structure and not the side of a lot.

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