

Zoning Validation and Restrictions – Parallel Sideyard Setbacks

Layer(s) involved: ap-prodx, ap-restrictions

By default Automated Platting creates and validates lot widths based on minimum zoning criteria. In the following examples we are using a radial lot on a 50' cul-de-sac with a 10' front setback. This example was chosen to exaggerate the effect of parallel side yard setbacks on radial lots and uses lots on the convex side of a curve. Similar results are produced at the rear setback when lots are placed on the concave side of a curve. In Figure PSB1 you can see that the lot has the 45' minimum width required by zoning. However, when the side yard setbacks are offset a 0.32' restriction is revealed in the front corners of the 35' building envelope. Ordinarily this is not a problem because builders seldom have a product utilizing full building envelope width at the minimum setbacks. A typical product example is illustrated below in Figure PSB2. In this example shifting the product to the right 0.34' enabled the elimination of any restrictions.

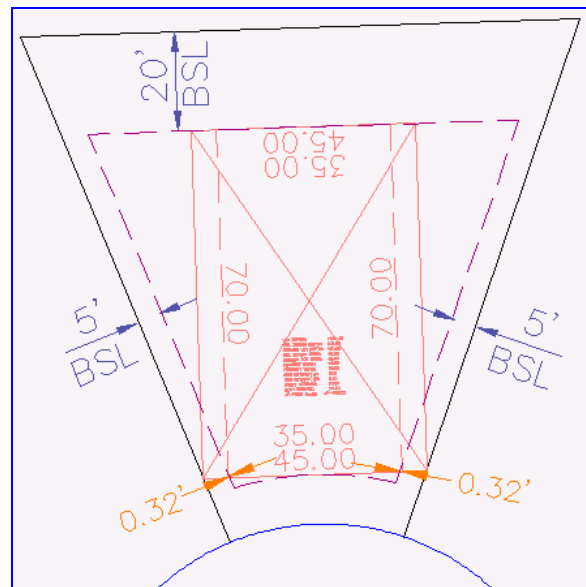


Figure PSB1
Parallel Sideyard Setbacks on Standard Radial Lot

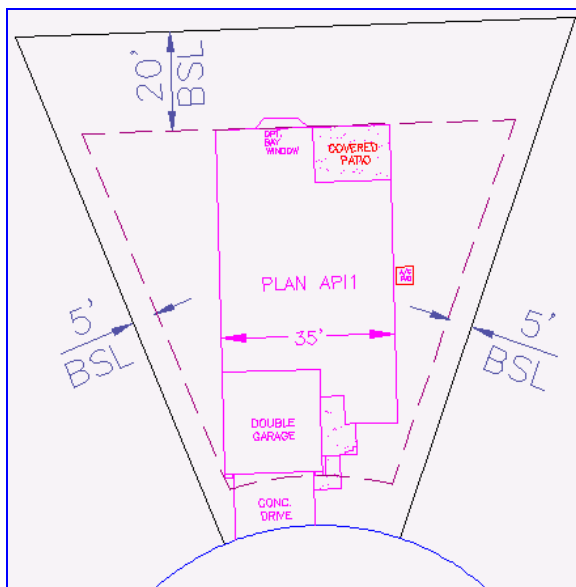


Figure PSB2
35' Product Unaffected by Side Yard Setbacks

Figure PSB3 shows a product utilizing the full 35' building envelope at the minimum front setback line resulting in two 0.32' restrictions.

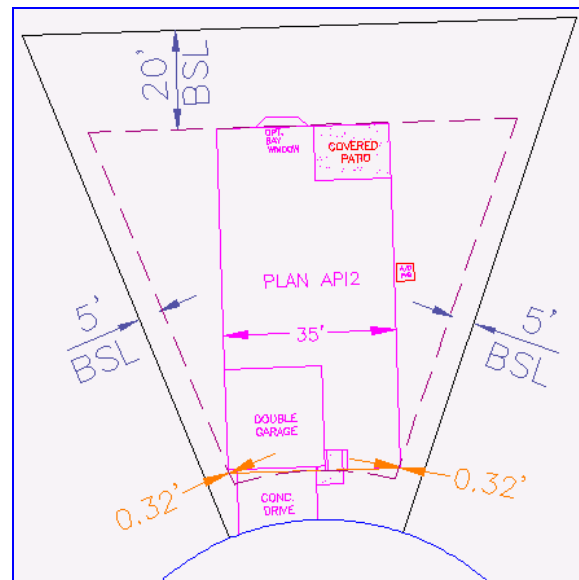


Figure PSB3
35' Product Affected by Side Yard Setbacks

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(continued)

Layer(s) involved: ap-prodx, ap-restrictions

In situations where it is known that a builder will be utilizing full width of the building envelope at the setback line, Automated Platting has the ability to automatically calculate the additional width necessary to eliminate parallel sideyard setback restrictions. This feature is applicable only to Complete Layout projects, Linework Validation Plus projects will require that sideyard setback linework be added, which can then be automatically validated by Automated Platting or manually checked against the product blocks by the client. Due to the extra effort involved in adding side yard setbacks to all lots in a LVP project there is an additional charge for this service (See Services and Costs index). Figure PSB4 shows the product set into a lot that was calculated with the additional width required in order to eliminate parallel side yard restrictions at the minimum front setback. Figure PSB5 shows the builder's product from Figure PSB3 fit into the widened lot without any restrictions.

It is important to remember that the affect of this restriction is only at the minimum setback line and will vary by centerline radius and setback. The greater your centerline radius and setback the less a product will be affected. As an example, our sample 45' product on a 750' radius centerline and 20' front setback would have a 0.002' restriction at the front setback line on the convex side of the right-of-way or a 0.003' restriction at the rear setback when placed on the concave side of the right-of-way. When selecting parallel side yard setbacks on the CL2 or LVP form it is important to remain conscience about the increase in block lengths associated with parallel side yard setbacks and how that may effect lot yield.

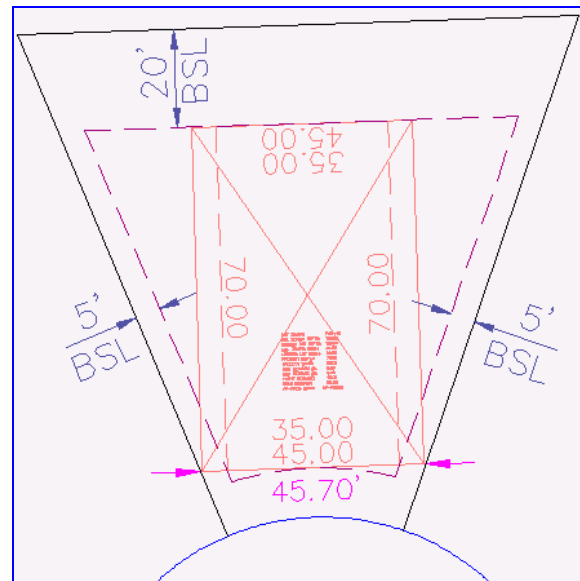


Figure PSB4
35' Product Using Parallel Side Yard Setbacks

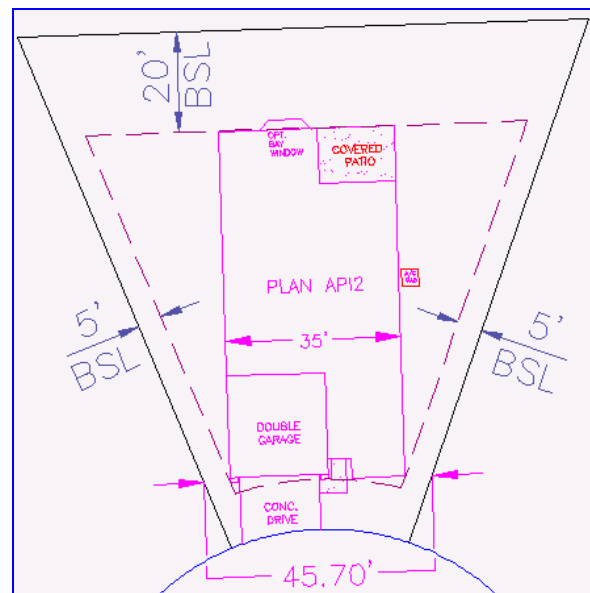


Figure PSB5
35' Product Using Parallel Side Yard Setbacks