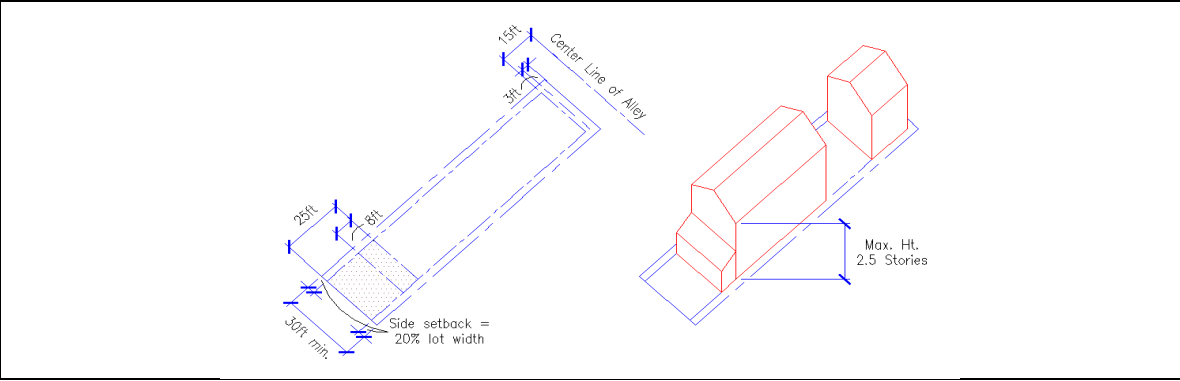


**4.2 DETACHED HOUSE**

*Description: The detached house is the predominant building type in the City of Belmont. It is flexible in use (where permitted), accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses. When other building types are integrated with Detached Houses, the scale of the Detached House shall control (exception: Civic Buildings). The use permitted within the building is determined by the District in which it is located.*

**1. LOT REQUIREMENTS**

**Type A: Alley Lot** The alley lot is a lot where primary vehicular access is provided using a rear lane or alley only. This condition is required for lots less than 55 feet wide and permitted for all others. No curb cuts or driveways are permitted along the frontage except on previously platted lots.



**Setbacks:** Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within 300 ft. or one block length (whichever is greater). Where no frontage condition currently exists, the setbacks shall be as follows:

**Front (Maximum):** 0-25 ft.  
**Side:** 20% of the lot width *or 5 feet on each side whichever is greater.* (In new developments subdivisions, the entire setback may be allocated to one side with a minimum of 10 feet of total building separation).  
**Rear:** Three (3) ft. on lots with an area of less than or equal to 7,000 square feet; otherwise, 15 ft. from centerline of alley or lane  
**Accessory Structure Setback:** See Chapter 3

**Minimum Lot Width:** 30 Ft  
**Maximum Height:** 2 ½ Stories

**Encroachments:** Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the required front or rear setback a maximum of 8 ft.

**Lot Coverage (Maximum Impervious):** 75%

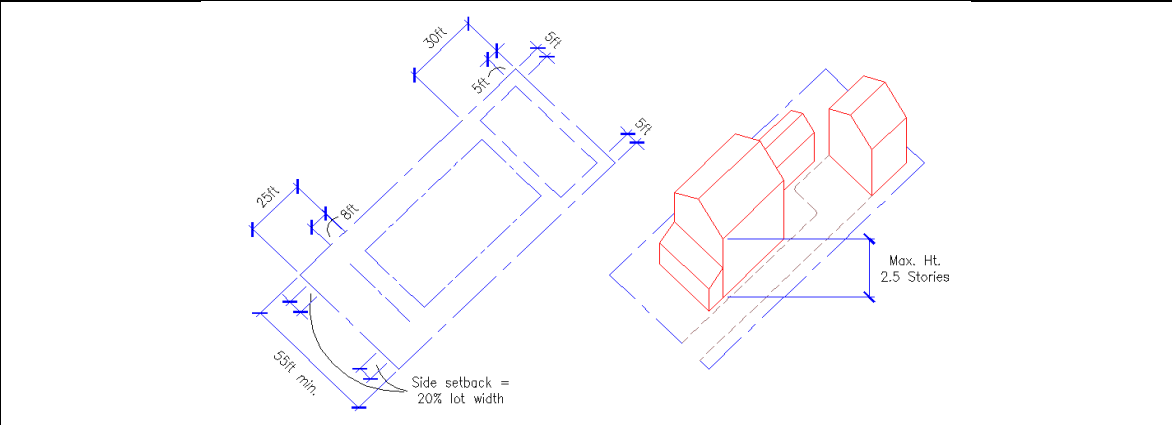
**Vehicular Access to Lot:** For lots less than 55 feet wide, alley access is required. For all others the use of an alley is permitted.  
 \*Excludes Temporary Family Health Care Structures

**Performance Standards may vary based on zoning classification. See zoning district classification in Chapter 5.**



**4.2 DETACHED HOUSE**

**Type B: Street Lot** The street lot is a medium or large sized lot (55 feet or greater in width) that provides primary vehicular access from the street.



**Setbacks:** Front yard and side yard setbacks for structures on infill lots shall generally be equal to the average setbacks for all principal structures within 300 ft. or one block length (whichever is less). Where no frontage condition currently exists, the minimum setbacks shall be as follows:

**Front:** 20 ft. (Exception R-R – 40 ft.) If a house has a street-facing garage, a minimum 30-foot parking pad in front of garage shall be required, and shall be measured from the property line/right-of-way to the garage door. This requirement shall apply to any new development which has not received schematic approval by the City of Belmont as of the adoption date of this amendment (June 4, 2012).

**Sides:** 20% of the lot width *or 6 feet on each side whichever is greater.* (In new subdivisions, the entire setback may be allocated to one side, unless prohibited by building code requirements *with a minimum of 12 feet of total building separation*).

**Sides (Infill Lots):** Lots  $\geq 10,000 \text{ ft}^2 = 12 \text{ ft.}$   
 Lots  $< 10,000 \text{ ft}^2 = 8 \text{ ft.}$

**Rear:** 30 ft.

**Accessory Structure Side/Rear Setback:** For lots less than or equal to 7,000 square feet in area there shall be a minimum three (3) ft. setback on side and rear lot lines; otherwise there shall be a minimum side or rear yard setback of five (5) ft. Excludes Temporary Family Health Care Structures. \*See Chapter 3 for additional requirements.

**Minimum Lot Width:** 55 ft.

**Maximum Height:** 2 ½ Stories

**Encroachments:** Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into any required front or rear setback a maximum of 8 ft.

**Lot Coverage (Maximum Impervious):** 50%

**Minimum Lot Size (Duplex Only):** 10,000 ft<sup>2</sup>

**Performance Standards may vary based on zoning classification. See zoning district classification in Chapter 5.**

