

Project Title: Expanding Housing Options – Amendments to the R-1 Zoning Districts

Petition No.: PLNPCM2025-01184

Version: Public Draft

Date Prepared: 12/10/2025

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Katherine D. Pasker, <i>Senior City Attorney</i></p>

Recommended by Planning Commission: To Be Scheduled

This proposed ordinance makes the following amendments (for summary purposes only):

- Amends the text of section 21A.24.050 (Single-Family Residential District) by consolidating the R-1/12,000; R-1/7,000; and R-1/5,000 into a single section of code, moving all bulk and height regulations into a new table, and making other changes to the development standards.

Underlined text is new; text with ~~strikethrough~~ is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1 **SECTION 2: Amending the text of section 21A.24.050 (Single-Family Residential District) by**
2 **consolidating the R-1/12,000; R-1/7,000; and R-1/5,000 into a single section of code, moving all bulk**
3 **and height regulations into a new table, and making other changes to the development standards.**

4 21A.24.050: R-1/~~12,000~~ SINGLE-FAMILY RESIDENTIAL DISTRICTS:

5 A. Purpose Statement: The R-1 Single-Family Residential Districts include the R-1/5,000, R-1/7,000,
6 and R-1/12,000 zoning districts. Their ~~The purpose of the R-1/12,000 Single-Family Residential District~~
7 ~~is to provide for single-family residential dwellings and, affordable housing incentives developments with~~
8 ~~up to four units on lots twelve thousand (12,000) square feet in size or larger,~~ and small lot dwelling
9 developments. This district is appropriate in areas of the city as identified in the applicable community
10 master plan. Uses are intended to be compatible with the existing scale and intensity of the neighborhood.
11 The standards for the district are intended to provide for safe and comfortable places to live and play,
12 promote sustainable and compatible development patterns and to preserve the existing character of the
13 neighborhood.

14 B. Uses: Uses in the R-1/~~12,000~~ Single-Family Residential Districts, as specified in section
15 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are
16 permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.

17 C. Bulk and Height Regulations: The bulk and height regulations in these districts are as follows:
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	<u>R-1/12,000</u>	<u>R-1/7,000</u>	<u>R-1/5,000</u>
<u>Maximum building height - Pitched roof</u>	<u>30 feet or equal to the average building height of the block face, whichever is greater</u>		
<u>Maximum building height - Flat roof</u>	<u>24 feet</u>		
<u>Minimum front yard</u>	<u>20 feet or equal to one abutting front yard on the same block face</u>		

<u>Minimum corner side yard</u>	<u>20 feet or equal to one abutting front yard on the same block face</u>	<u>10 feet or equal to one abutting front yard on the same block face</u>
<u>Minimum interior side - Corner lot</u>	4 feet	
<u>Minimum interior side yard 1</u>	4 feet	
<u>Minimum interior side yard 2</u>	10 feet	
<u>Minimum rear yard</u>	<u>20% of lot depth or 25 feet, whichever is less</u>	<u>20% of lot depth or 20 feet, whichever is less</u>
<u>Maximum building coverage</u>	50%	

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D. C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required for specific uses in these districts are as follows: Standards for Lots and Parcels: All new lots and parcels or modifications to existing lots and parcels shall comply with the following standards:

Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private <u>Parks, open space, and natural areas</u>	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family detached dwellings	<u>R-1/5,000: 5,000 square feet</u> <u>R-1/7,000: 7,000 square feet</u> <u>R-1/12,000: 12,000 square feet</u>	Interior: 80 feet Corner: 100 feet
<u>Small lot dwellings (see chapter 21A.36.370 for use specific requirements)</u>	<u>2,000 square feet per unit</u>	

Utility substations and buildings	12,000 square feet	Interior: 80 feet Corner: 100 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	R-1/5,000: 5,000 square feet R-1/7,000: 7,000 square feet R-1/12,000: 12,000 square feet	Interior: 80 feet Corner: 100 feet

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E. Building Height Regulations: ~~D. Maximum Building Height:~~

~~1. The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:~~

~~a. Twenty eight feet (28') measured to the ridge of the roof; or~~

~~b. The average height of other principal buildings on the block face.~~

~~2. The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').~~

~~3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.~~

~~a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.~~

~~b. Exceptions:~~

~~(1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.~~

~~(2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:~~

~~(A) The width of a dormer is ten feet (10') or less; and~~

~~(B) The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and~~

~~(C) Dormers are spaced at least eighteen inches (18") apart.~~

1. 4. Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

~~5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').~~

58 ~~2. 6.~~ Additional Principal Building Height: Requests for additional building height for properties
59 located in an H Historic Preservation Overlay District shall be ~~reviewed by the historic landmark~~
60 ~~commission which may grant such requests~~ subject to the provisions of section 21A.34.020 of this title.

61 ~~E. Minimum Yard Requirements:~~

62 ~~1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to~~
63 ~~the average of the front yards of existing buildings within the block face. Where there are no existing~~
64 ~~buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front~~
65 ~~yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For~~
66 ~~buildings legally existing on April 12, 1995, the required front yard shall be no greater than the~~
67 ~~established setback line of the existing building.~~

68 ~~2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall~~
69 ~~be equal to the average of the existing buildings on the block face. Where there are no other existing~~
70 ~~buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner~~
71 ~~side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.~~

72 ~~3. Interior Side Yard:~~

73 ~~a. Corner lots: Eight feet (8').~~

74 ~~b. Interior lots: Eight feet (8') on one side and ten feet (10') on the other.~~

75 ~~4. Rear Yard: Twenty five feet (25').~~

76 ~~5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be~~
77 ~~located in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.~~

78 ~~F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall~~
79 ~~not exceed thirty five percent (35%) of the lot area.~~

80 ~~F. G. Maximum Lot Size: With the exception of lots created by a subdivision or subdivision~~
81 ~~amendment recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall~~
82 ~~not exceed eighteen thousand (18,000) square feet. The maximum lot area of a new lot shall not exceed~~
83 ~~150% of the minimum lot area, if there is a minimum lot area listed in Table 21A.24.050.D. Lots in~~
84 ~~excess of this maximum lot area may be created through the subdivision process subject to the following~~
85 ~~standards:~~

86 ~~1. The size of the new lot is compatible with other lots on the same block **face**;~~

87 ~~2. The configuration of the lot is compatible with other lots on the same block **face**; and~~

88 ~~3. The relationship of the lot width to the lot depth is compatible with other lots on the same~~
89 ~~block **face**.~~

90 ~~G. H. Standards for Attached Garages:~~

91 ~~1. Width of an Attached Garage: The width of an attached garage facing the street may not~~
92 ~~exceed **fifty percent (50%)** of the width of the front facade of the house. The width of the garage is equal~~
93 ~~to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each~~
94 ~~garage door plus the width of any intervening wall elements between garage doors.~~

95 ~~2. Located Behind or In Line with the Front Line of the Building: No attached garage shall be~~
96 ~~constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title),~~
97 ~~unless:~~

98 ~~a. A new garage is constructed to replace an existing garage that is forward of the "front line~~
99 ~~of the building". In this case, the new garage shall be constructed in a similar location as the garage being~~
100 ~~replaced with dimensions that do not increase the degree of noncompliance; or~~

101 b. At least ~~fifty percent (50%)~~ of the existing garages on the block face are located forward of
102 the "front line of the building".

103 ~~21A.24.060: R-1/7,000 SINGLE FAMILY RESIDENTIAL DISTRICT:~~

104 ~~—A. Purpose Statement: The purpose of the R-1/7,000 Single Family Residential District is to provide~~
105 ~~for single family residential dwellings and affordable housing incentives developments with up to four~~
106 ~~units on lots not less than seven thousand (7,000) square feet in size. This district is appropriate in areas~~
107 ~~of the city as identified in the applicable community master plan. Uses are intended to be compatible with~~
108 ~~the existing scale and intensity of the neighborhood. The standards for the district are intended to provide~~
109 ~~for safe and comfortable places to live and play, promote sustainable and compatible development~~
110 ~~patterns and to preserve the existing character of the neighborhood.~~

111 ~~—B. Uses: Uses in the R-1/7,000 Single Family Residential District, as specified in section 21A.33.020,~~
112 ~~"Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to~~
113 ~~the general provisions set forth in section 21A.24.010 of this chapter and this section.~~

114 ~~—C. Minimum Lot Area And Lot Width: The minimum lot areas and lot widths required in this district~~
115 ~~are as follows:~~

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Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single family detached dwellings	7,000 square feet	50 feet
Utility substations and buildings	7,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	7,000 square feet	50 feet

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118 ~~—D. Maximum Building Height:~~

119 ~~—1. The maximum height of buildings with pitched roofs, as measured from the established grade,~~
120 ~~shall be:~~

121 ~~— a. Twenty eight feet (28') measured to the ridge of the roof; or~~

122 ~~— b. The average height of other principal buildings on the block face.~~

123 ~~— 2. The maximum height of a flat roof building, as measured from the established grade, shall be~~
124 ~~twenty feet (20').~~

125 ~~— 3. Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior~~
126 ~~walls placed at the building setback established by the minimum required yard. Exterior wall height may~~
127 ~~increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback~~
128 ~~beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback~~
129 ~~through a special exception, variance or other process, the maximum allowable exterior wall height~~

130 decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located
131 closer to the property line than the required side yard setback.

132 — a. Lots with cross slopes where the topography slopes, the downhill exterior wall height may be
133 increased by one half foot (0.5') for each one foot (1') difference between the elevation of the average
134 grades on the uphill and downhill faces of the building.

135 — b. Exceptions:

136 — (1) Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support
137 the roof structure except that the height of the top of the widest portion of the gable wall must conform to
138 the maximum wall height limitation described in this section.

139 — (2) Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:

140 — (A) The width of a dormer is ten feet (10') or less; and

141 — (B) The total combined width of dormers is less than or equal to fifty percent (50%) of the
142 length of the building facade facing the interior side yard; and

143 — (C) Dormers are spaced at least eighteen inches (18") apart.

144 — 4. Building height for initial construction of a building shall be measured as the vertical distance
145 between the top of the roof and the established grade at any given point of building coverage. Building
146 height for any subsequent structural modification or addition to a building shall be measured from
147 finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2
148 District and SR districts is defined and illustrated in chapter 21A.62 of this title.

149 — 5. Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal
150 dimension of at least twelve feet (12').

151 — 6. Additional Principal Building Height: Requests for additional building height for properties
152 located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark
153 commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.

154 — E. Minimum Yard Requirements:

155 — 1. Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the
156 average of the front yards of existing buildings within the block face. Where there are no existing
157 buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front
158 yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For
159 buildings legally existing on April 12, 1995, the required front yard shall be no greater than the
160 established setback line of the existing building.

161 — 2. Corner Side Yard: The minimum depth of the corner side yard for all principal buildings shall be
162 equal to the average of the existing buildings on the block face. Where there are no other existing
163 buildings on the block face, the minimum depth shall be twenty feet (20'). Where the minimum corner
164 side yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail.

165 — 3. Interior Side Yard:

166 — a. Corner lots: Six feet (6').

167 — b. Interior lots: Six feet (6') on one side and ten feet (10') on the other.

168 — 4. Rear Yard: Twenty five feet (25').

169 — 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located
170 in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.

171 — F. Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall
172 not exceed forty percent (40%) of the lot area.

173 —G. ~~Maximum Lot Size:~~ With the exception of lots created by a subdivision or subdivision amendment
174 recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed
175 ten thousand five hundred (10,500) square feet. Lots in excess of the maximum lot size may be created
176 through the subdivision process subject to the following standards:

- 177 —1. ~~The size of the new lot is compatible with other lots on the same block face;~~
- 178 —2. ~~The configuration of the lot is compatible with other lots on the same block face; and~~
- 179 —3. ~~The relationship of the lot width to the lot depth is compatible with other lots on the same block~~
180 ~~face.~~

181 —H. ~~Standards for Attached Garages:~~

182 —1. ~~Width of an Attached Garage:~~ The width of an attached garage facing the street may not exceed
183 fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the
184 width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage
185 door plus the width of any intervening wall elements between garage doors.

186 —2. ~~Located Behind or In Line with the Front Line of the Building:~~ No attached garage shall be
187 constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title),
188 unless:

189 —a. ~~A new garage is constructed to replace an existing garage that is forward of the "front line of the~~
190 ~~building". In this case, the new garage shall be constructed in a similar location as the garage being~~
191 ~~replaced with dimensions that do not increase the degree of noncompliance; or~~

192 —b. ~~At least fifty percent (50%) of the existing garages on the block face are located forward of the~~
193 ~~"front line of the building".~~

194 ~~21A.24.070: R-1/5,000 SINGLE FAMILY RESIDENTIAL DISTRICT:~~

195 —A. ~~Purpose Statement:~~ The purpose of the R-1/5,000 Single Family Residential District is to provide
196 for single family residential dwellings and affordable housing incentives developments with up to four
197 units on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of
198 the city as identified in the applicable community master plan. Uses are intended to be compatible with
199 the existing scale and intensity of the neighborhood. The standards for the district are intended to provide
200 for safe and comfortable places to live and play, promote sustainable and compatible development
201 patterns and to preserve the existing character of the neighborhood.

202 —B. ~~Uses:~~ Uses in the R-1/5,000 Single Family Residential District, as specified in section 21A.33.020,
203 "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to
204 the general provisions set forth in section 21A.24.010 of this chapter and this section.

205 —C. ~~Minimum Lot Area And Lot Width:~~ The minimum lot areas and lot widths required in this district
206 are as follows:

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Land Use	Minimum Lot Area	Minimum Lot Width
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	12,000 square feet	80 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum

Single family detached dwellings	5,000-square-foot	50-foot
Utility substations and buildings	5,000-square-foot	50-foot
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000-square-foot	50-foot

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~~—D.— Maximum Building Height:~~

~~—1.— The maximum height of buildings with pitched roofs, as measured from the established grade, shall be:~~

~~— a.— Twenty eight feet (28') measured to the ridge of the roof; or~~

~~— b.— The average height of other principal buildings on the block face.~~

~~—2.— The maximum height of a flat roof building, as measured from the established grade, shall be twenty feet (20').~~

~~—3.— Maximum exterior wall height adjacent to interior side yards shall be twenty feet (20') for exterior walls placed at the building setback established by the minimum required yard. Exterior wall height may increase one foot (1') (or fraction thereof) in height for each foot (or fraction thereof) of increased setback beyond the minimum required interior side yard. If an exterior wall is approved with a reduced setback through a special exception, variance or other process, the maximum allowable exterior wall height decreases by one foot (1') (or fraction thereof) for each foot (or fraction thereof) that the wall is located closer to the property line than the required side yard setback.~~

~~— a.— Lots with cross slopes where the topography slopes, the downhill exterior wall height may be increased by one half foot (0.5') for each one foot (1') difference between the elevation of the average grades on the uphill and downhill faces of the building.~~

~~— b.— Exceptions:~~

~~— (1)— Gable Walls: Walls at the end of a pitched roof may extend to a height necessary to support the roof structure except that the height of the top of the widest portion of the gable wall must conform to the maximum wall height limitation described in this section.~~

~~— (2)— Dormer Walls: Dormer walls are exempt from the maximum exterior wall height if:~~

~~— (A)— The width of a dormer is ten feet (10') or less; and~~

~~— (B)— The total combined width of dormers is less than or equal to fifty percent (50%) of the length of the building facade facing the interior side yard; and~~

~~— (C)— Dormers are spaced at least eighteen inches (18") apart.~~

~~—4.— Building height for initial construction of a building shall be measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building shall be measured from finished grade existing at the time a building permit is requested. Building height for the R-1 districts, R-2 District and SR districts is defined and illustrated in chapter 21A.62 of this title.~~

~~—5.— Where buildings are stepped to accommodate the slope of terrain, each step shall have a horizontal dimension of at least twelve feet (12').~~

~~—6.— Additional Principal Building Height: Requests for additional building height for properties located in an H Historic Preservation Overlay District shall be reviewed by the historic landmark commission which may grant such requests subject to the provisions of section 21A.34.020 of this title.~~

~~—E.— Minimum Yard Requirements:~~

246 — 1. ~~Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the~~
247 ~~average of the front yards of existing buildings within the block face. Where there are no existing~~
248 ~~buildings within the block face, the minimum depth shall be twenty feet (20'). Where the minimum front~~
249 ~~yard is specified in the recorded subdivision plat, the requirement specified on the plat shall prevail. For~~
250 ~~buildings legally existing on April 12, 1995, the required front yard shall be no greater than the~~
251 ~~established setback line of the existing building.~~
252 — 2. ~~Corner Side Yard: Ten feet (10').~~
253 — 3. ~~Interior Side Yard:~~
254 — a. ~~Corner lots: Four feet (4').~~
255 — b. ~~Interior lots: Four feet (4') on one side and ten feet (10') on the other.~~
256 — 4. ~~Rear Yard: Twenty five percent (25%) of the lot depth, or twenty feet (20'), whichever is less.~~
257 — 5. ~~Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located~~
258 ~~in a required yard subject to section 21A.36.020, table 21A.36.020B of this title.~~
259 — F. ~~Maximum Building Coverage: The surface coverage of all principal and accessory buildings shall~~
260 ~~not exceed forty percent (40%) of the lot.~~
261 — G. ~~Maximum Lot Size: With the exception of lots created by a subdivision or subdivision amendment~~
262 ~~recorded in the Office of the Salt Lake County Recorder, the maximum size of a new lot shall not exceed~~
263 ~~seven thousand five hundred (7,500) square feet. Lots in excess of the maximum lot size may be created~~
264 ~~through the subdivision process subject to the following standards:~~
265 — 1. ~~The size of the new lot is compatible with other lots on the same block face;~~
266 — 2. ~~The configuration of the lot is compatible with other lots on the same block face; and~~
267 — 3. ~~The relationship of the lot width to the lot depth is compatible with other lots on the same block~~
268 ~~face.~~
269 — H. ~~Standards for Attached Garages:~~
270 — 1. ~~Width of an Attached Garage: The width of an attached garage facing the street may not exceed~~
271 ~~fifty percent (50%) of the width of the front facade of the house. The width of the garage is equal to the~~
272 ~~width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage~~
273 ~~door plus the width of any intervening wall elements between garage doors.~~
274 — 2. ~~Located Behind or In Line with the Front Line of the Building: No attached garage shall be~~
275 ~~constructed forward of the "front line of the building" (as defined in section 21A.62.040 of this title),~~
276 ~~unless:~~
277 — a. ~~A new garage is constructed to replace an existing garage that is forward of the "front line of the~~
278 ~~building". In this case, the new garage shall be constructed in a similar location as the garage being~~
279 ~~replaced with dimensions that do not increase the degree of noncompliance; or~~
280 — b. ~~At least fifty percent (50%) of the existing garages on the block face are located forward of the~~
281 ~~"front line of the building".~~