

### 2-1-3-5 R13: Residential 13

- A. **Purpose.** The purpose of the Residential 13 (R13) zoning district is to allow for new residential development of a variety of housing products up to a density of 13 units per acre.
- B. **Relationship to the Comprehensive Plan.** The R13 zoning district generally implements the “Medium Density Residential” land use category stated in the Comprehensive Plan.
- C. **Lot and Building Standards.** The standards for lots and buildings in the R13 zoning district are set out in Table 2-1-3-5A, Residential 13 Lot and Building Standards and Division 2-1-8, Housing Palette.

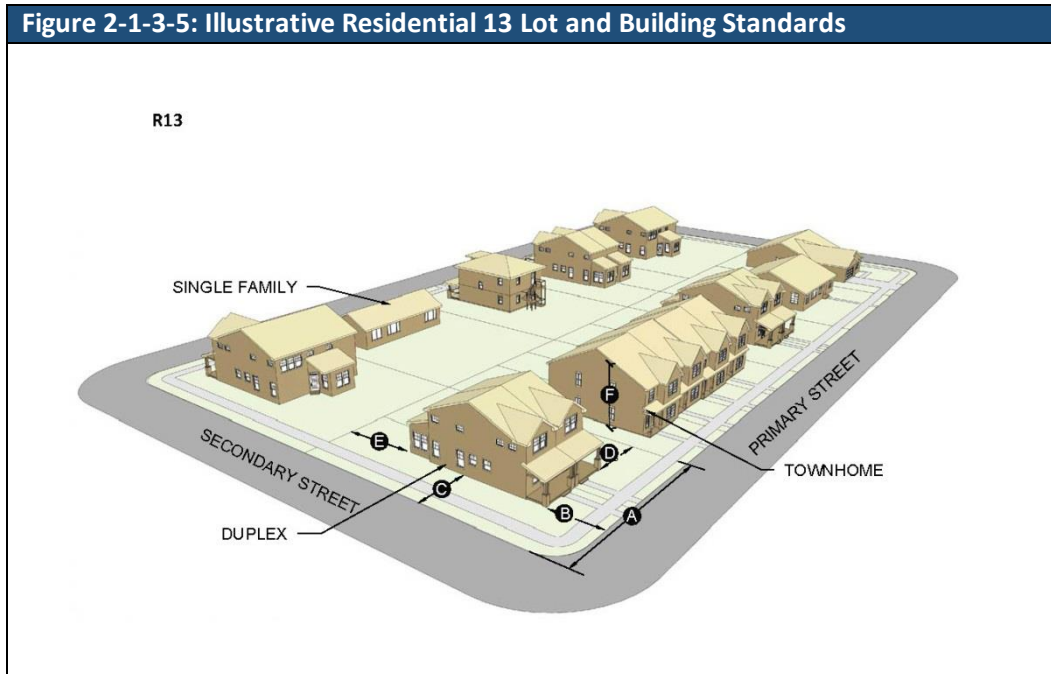


Table 2-1-3-5A: Residential 13 Lot and Building Standards			
Standard		Lot Type	
		Residential	Nonresidential
<b>Lot Standards</b>			
	Min. Lot Area	See Subsection D., below, and Division 2-1-8, Housing Palette	10,000 sf.
A	Min. Lot Width		100 ft.
	Max. Lot Coverage		40%
<b>Setback Standards</b>			
B	Min. Front	See Subsection D., below, and Division 2-1-8, Housing Palette	20 ft.
C	Min. Street Side		20 ft.
D	Min. Interior Side		10 ft.
E	Min. Rear		15 ft.
	Min. Arterial Setback <sup>1</sup>		100 ft.
	Min. Parking Setback	20 ft. <sup>2</sup>	20 ft.
<b>Building Standards</b>			
F	Max. Height, Principal Building	35 ft.	35 ft.

<b>Table 2-1-3-5A: Residential 13 Lot and Building Standards</b>			
<b>Standard</b>		<b>Lot Type</b>	
		<b>Residential</b>	<b>Nonresidential</b>
	Max. Height, ADU (detached)	30 ft.	-
	Max. Height, Accessory Building	18 ft.	18 ft.
	Max. Height, Mini-structure	12 ft.	12 ft.
<b>Site Standards</b>			
	Min. Landscape Surface Area	20%	30%
<b>Density Standards</b>			
	Max. Density	13 u/a	-
TALE NOTES:			
<sup>1</sup> Measured from the centerline of the arterial. <i>See</i> Section 2-1-9-2, Arterial Street Setbacks.			
<sup>2</sup> Except for driveways associated with single family and duplex units and multiplex buildings.			

- D. **Housing Palette.** The following housing types identified in Division 2-1-8, Housing Palette, are allowed in the R13 zoning district:
1. Single-Family Detached: Small Urban; Urban; Small General; General; Small Suburban
  2. Zero Lot Line: Small General; General
  3. Duplexes: Side-By-Side; Over-Under
  4. Townhomes: Suburban; Urban
  5. Multiplexes
  6. Multifamily: General
  7. Clustered Housing: Micro; Cottages Types.
- E. **Cross-References.** The cross-references in Table 2-1-3-5B, Cross-References for Residential 13, are provided for the reader’s convenience and are not necessarily exhaustive of applicable regulations.

<b>Table 2-1-3-5B: Cross-References for Residential 13</b>	
<b>Topic</b>	<b>Reference</b>
Max. No. of Principal Building	Section 2-1-9-1, One Principal Building per Lot
Land Use Regulations	Division 3-1-2, Land Use by Zoning District
Business Use of the Home	Division 3-1-5, Business Use of the Home
Parking	Article 4-5, Parking and Loading
Landscaping	Article 4-6, Landscaping and Buffering
Fences and Walls	Section 4-7-2-1, Fences and Divisional Walls; and Section 4-7-2-2, Retaining Walls
Exterior Lighting	Article 4-8, Exterior Lighting
Building Design Standards	Division 5-1-2, Building and Structure Design Standards; and Section 5-1-4-1, Decks, Balconies, and Porches
Mini-Structures (e.g., Playground Equipment)	Section 5-1-4-3, Mini-Structures
Accessory Dwelling Units	Section 5-1-5-2, Accessory Dwelling Units
Accessory Buildings	Section 5-1-5-3, Accessory Buildings
Satellite Dishes, Antennas, and Amateur Radio	Section 5-1-5-4, Satellite Dishes and Antennas; Amateur Radio Antennas

Table 2-1-7-1: PUD Lot and Building Standards	
Standard	Requirement
Max. Lot Coverage	
<b>Setback Standards</b>	
Min. Front	
Min. Street Side	
Min. Interior Side	
Min. Rear	
Min. Front Parking	
<b>Building Standards</b>	
Max. Height, Buildings	
Max. Height, Accessory Building	
Max. Height, Mini-structures	
<b>Site Standards</b>	
Min. Landscape Surface Area	
Max. Outdoor Retail Display	
Max. Outdoor Storage	
<b>Density Standards</b>	
Max. Density	

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## Division 2-1-8 Housing Palette

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### 2-1-8-1 Purpose and Application of Division

- A. **Purpose.** The purpose of this Division is to establish a palette of lot and building types that accommodate a variety of housing types. The purpose of the housing palette is to allow for the creation of subdivisions with a variety of housing types.
- B. **Application of Division.** The housing palette applies in the zoning districts that allow residential uses in single-use buildings, except the RA zoning district, which is subject to Section 2-1-3-2, RA: Residential/Agricultural, the RN zoning district, which is subject to Section 2-1-3-3, RN: Residential Neighborhood, and the OT zoning district, which is subject to Division 2-1-5, Olde Town District. The Sections of this Division are applied as follows:
1. Section 2-1-8-2, Housing Palette Lot Types, describes the residential lot types in the housing palette.
  2. Section 2-1-8-3, Using the Housing Palette, provides instructions on how to apply the housing palette.
  3. Section 2-1-8-4, Single-Family Detached, provides standards for lots that may be developed with single-family detached housing types.
  4. Section 2-1-8-5, Zero Lot Line, provides standards for lots that may be developed with zero lot line homes, and supplemental standards that are applied to the homes and to the subdivision blocks that contain them.
  5. Section 2-1-8-6, Duplexes, provides standards for lots that may be developed with duplex housing types.
  6. Section 2-1-8-7, Townhomes, provides standards for lots that may be developed with townhome housing types.
  7. Section 2-1-8-8, Multiplex and Multifamily, provides standards for lots that may be developed with multiplex or multifamily housing types.




8. Section 2-1-8-9, Clustered Housing Types, provides standards for housing clusters that may be developed with cottages, micro-homes, or cluster duplexes.

**2-1-8-2 Housing Palette Lot Types**

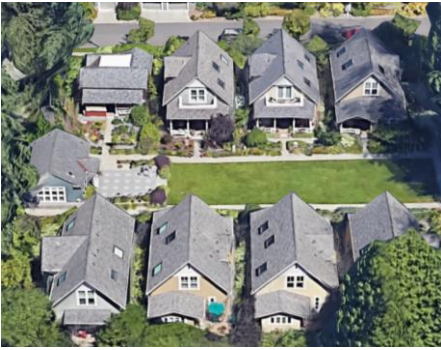
- A. Lot Types. Definitions of the residential building types in the Housing Palette are shown in Figure 2-1-8-2, Housing Palette, below.

<b>Figure 2-1-8-2: Housing Palette</b>		
<b>Lot Type</b>	<b>Description</b>	<b>Building Type Example</b>
Single-Family Detached	<p>Single-family detached homes are residences for one family that are located on a single lot and that are completely separate from any other building. Single-family detached homes may also be located on property that is covered by a condominium declaration, surrounded by limited common elements for use by residents of the single-family detached home, which would serve the same purpose as a private yard.</p> <p>There are six lot sub-types in this category: Small Urban; Urban; Small General; General; Small Suburban; and Suburban. These range from small lots with urban character to lots that provide a rural or semi-rural character.</p>	
Zero Lot Line	<p>Zero lot-line homes are a single-family detached housing type that differs from the typical single-family detached form in that they are situated on the lot such that one side building wall is located on a side lot line and the other side is designed to provide an expanded and useable private side yard. There are two lot sub-types in this category: Small General and General.</p>	
Duplex	<p>A duplex is a single building with two dwelling units, typically on a single lot, where each dwelling unit has an individual exterior entrance. There are two lot sub-types in this category:</p> <ol style="list-style-type: none"> <li>1. Side-by-side duplex. The dwelling units are separated by a shared wall with no opening.</li> <li>2. Over-under duplex. The dwelling units are stacked one over another with the units separated by a floor.</li> </ol>	

**Figure 2-1-8-2: Housing Palette**

Lot Type	Description	Building Type Example
Townhome	<p>Townhomes are an attached housing type in which units are attached to each other in groups of three to ten, with common side walls that do not have penetrations, and ground floor exterior access to each unit. There are two lot sub-types in this category:</p> <ol style="list-style-type: none"> <li>1. Suburban townhomes. Suburban townhomes typically are incorporated into a master-planned neighborhood or have design features similar to adjacent single-family detached homes.</li> <li>2. Urban townhomes. Urban townhomes typically are narrow dwelling units, are characterized by taller building heights, and may or may not have flat roofs.</li> </ol>	
Multiplex	<p>Multiplex buildings are constructed to look like large single-family homes and may have three to six dwelling units.</p>	
Multifamily	<p>Typically, multifamily takes the form of apartments or condominiums that are two or more stories in height, in walk-up or elevator-access configurations. Multifamily units may also be located in mixed-use buildings, but mixed-use buildings are subject to the standards that apply to nonresidential and mixed use buildings and not the standards of this Section.</p> <p>There are two multifamily sub-types:</p> <ol style="list-style-type: none"> <li>1. General multifamily. Typically, this form of multifamily may be comprised of several buildings set in landscaped grounds and includes a club house and amenity such as a pool. The design may be traditional in character with low to mid-rise buildings (i.e., no more than four stories in height).</li> <li>2. Urban multifamily. The urban multifamily sub-type may consist of one or several buildings located in a walkable urban center or TOD with amenities located inside the building. The design may be contemporary in character and located directly adjacent to streets, and may be mid- to high-rise in form.</li> </ol>	

**Figure 2-1-8-2: Housing Palette**

Lot Type	Description	Building Type Example
<p>Clustered Housing</p>	<p>Clustered housing types are small homes that are arranged around a shared open space with common parking areas, and in some cases, a common building that includes amenities such as a shared kitchen, conference room, game room and guest rooms. There are two clustered housing types:</p> <ol style="list-style-type: none"> <li>1. Micro Homes. Micro homes are detached, building code compliant dwelling units with a 400 gross floor area or less.</li> <li>2. Cottages. Cottages are detached, building code compliant dwelling units with a floor area typically between 400 and 1,200 gross floor area of building footprint excluding a covered porch.</li> </ol> <p>Multiple dwelling units can be located on a single lot, subject to the lot and building standards in Table 2-1-8-9, Clustered Housing Types Site and Building Standards.</p>	

**2-1-8-3 Using the Housing Palette**

- A. **Generally.** The housing types that are allowed in R6, R13, R24 and MX zoning districts are set out in the description of the zoning district in Division 2-1-3, Parks and Open Space and Residential Districts, and Division 2-1-4, Mixed-Use Districts. The housing palette set out in this Division provides lot and building standards for those housing types. It is applied in the third step of a three-step design process:
1. Calculate the maximum number of dwelling units that are allowed on the subject property within the R6, R13, or R24 zoning districts by multiplying the maximum density standard set out in the applicable section of Division 2-1-3, Open Space and Residential Districts by the number of acres of area of the subject property.
  2. Identify required dedications and landscape surface area.
  3. Within the buildable areas of the property, and subject to the applicable design requirements of Chapter 4, Environmental and Site Design, include any of the housing types that are allowable for the subject property, up to the maximum number of dwelling units that are allowable on the subject property.

**2-1-8-4 Single-Family Detached**

- A. **Lot and Building Standards.** The lot and building standards for single-family detached homes are set out in Table 2-1-8-4, Single-Family Detached Lot and Building Standards. There are seven lot types, which are classified based on their area, width, and location of vehicular access. To meet the requirements for any lot type, both the lot area and the lot width minimums must be met.

**Table 2-1-8-4: Single-Family Detached Lot and Building Standards**

Lot Type	Vehicular <sup>3</sup> Access	Minimum							Maximum	
		Lot Area	Lot Width	Lot Width, Corner	Front <sup>4</sup> Setback (Building / Garage Door)	Street <sup>4</sup> Side Setback	Interior Side Setback	Rear <sup>2</sup> Setback	Building <sup>1</sup> Coverage	Height <sup>1</sup>
Small Urban	Alley	2,000 sf.	30 ft.	40 ft.	10 ft. / NA	10 ft.	3 ft.	2 ft.	65%	35 ft.
Urban	Alley	3,800 sf.	40 ft.	50 ft.	10 ft. / NA	10 ft.	5 ft.	2 ft.	65%	35 ft.
	Street	4,000 sf.	40 ft.	50 ft.	15 ft. / 15 ft.	15 ft.	5 ft.	10 ft.	60%	35 ft.
Small General	Alley	4,000 sf.	40 ft.	40 ft.	15 ft. / NA	15 ft.	5 ft.	2 ft.	60%	35 ft.
	Street	5,000 sf.	50 ft.	60 ft.	15 ft. / 17 ft.	15 ft.	5 ft.	10 ft.	65%	35 ft.
General	Any	6,000 sf.	60 ft.	70 ft.	20 ft. / 20 ft.	15 ft.	5 ft.	10 ft.	50%	35 ft.
Small Suburban	Any	7,500 sf.	70 ft.	80 ft.	20 ft. / 20 ft.	15 ft.	7.5 ft.	10 ft.	45%	35 ft.
Suburban	Any	10,000 sf.	80 ft.	90 ft.	20 ft. / 20 ft.	20 ft.	10 ft.	10 ft.	40%	35 ft.

TABLE NOTES:  
<sup>1</sup> Maximum height, required transition zones and maximum building coverage varies based on the zone in which the subject property is located.  
<sup>2</sup> The rear setback for alley-loaded garages shall be no less than 2 ft. and no more than 4 ft. or a minimum of 18 ft., at the Applicants discretion.  
<sup>3</sup> On corner lots, street access must be located adjacent to the property line farthest from the corner.  
<sup>4</sup> Setback is measured from the property line or the back of the sidewalk, whichever provides a greater setback.

**2-1-8-5 Zero Lot Line**

A. **Lot and Building Standards.** The lot and building standards for zero lot-line homes are set out in Table 2-1-8-5, Zero Lot-Line Home Lot and Building Standards.

**Table 2-1-8-5: Zero Lot-Line Home Lot and Building Standards**

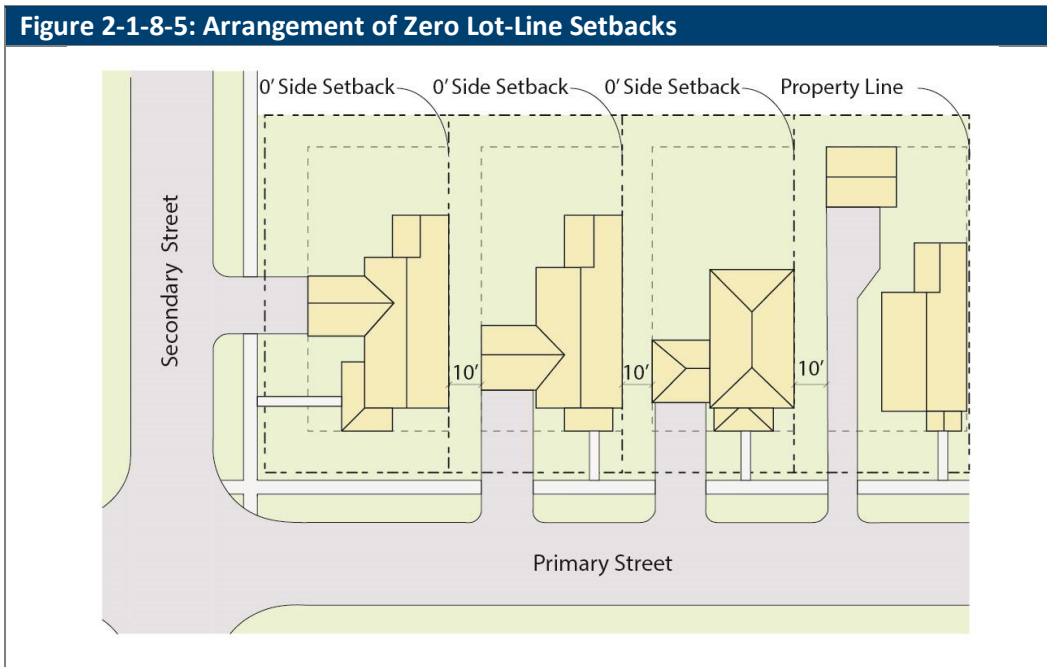
Lot Type	Vehicular Access	Minimum						Maximum	
		Lot Area	Lot Width	Front Setback	Interior Side <sup>2</sup> Setback (single side)	Street Side Setback	Rear Setback	Building Coverage	Height
Small	Alley	5,000 sf.	45 ft.	12 ft.	10 ft.	10 ft.	0 ft. <sup>1</sup>	60%	35 ft.
General	Street	5,500 sf.	50 ft.	15 ft.	10 ft.	10 ft.	15 ft.	65%	35 ft.
General	Any	6,000 sf.	60 ft.	15 ft.	10 ft.	10 ft.	20 ft. <sup>1</sup>	50%	35 ft.

TABLE NOTES:  
<sup>1</sup> The rear setback for alley-loaded garages shall be no less than 2 ft. and no more than 4 ft. or a minimum of 18 ft., at the Applicants discretion.  
<sup>2</sup> Zero setback is on one side only.

B. **Subdivision Block Layout.** In addition to any other applicable standards from Chapter 4, Environmental and Site Design, the following standards apply to blocks that include zero lot line homes:

1. Lots that are designated for lot-line homes must be configured such that the zero setback (the “zero lot line”) is on one side only, and on the same side of the lot for all of the lots on each street face. Street side setbacks are required where the side lot line borders a public right-of-way or for a lot or tract that is not approved for use as a zero lot-line home. See Figure 2-1-8-5, Arrangement of Zero Lot-Line Setbacks.
2. Appropriate access and maintenance easements shall be provided to ensure that each lot owner is able to access and maintain the side of the building that is constructed upon the lot

line. Easements for overhanging eaves may also be required, as appropriate to the design of the buildings.



- C. **Building Design Standards.** In addition to any other applicable residential building design standards, the following building design standards apply to all zero lot line homes:
1. In order to provide a reasonable level of privacy in the adjoining side yard, no window, glass door, or door that includes windows shall be permitted on the zero lot-line side of the house unless:
    - a. It opens into an enclosed courtyard; or
    - b. It is composed of glass block, privacy glass, or similar treatment (except removable films), and is inoperable.
  2. The lot shall include a usable combined side and rear yard on the opposite of the zero-lot line.

### 2-1-8-6 Duplexes

- A. **Lot and Building Standards.** Table 2-1-8-6, Duplex Lot and Building Standards, sets out the lot and building requirements for duplexes.

**Table 2-1-8-6: Duplex Lot and Building Standards**

Lot Type	Vehicular Access	Minimum							Maximum	
		Lot Area	Lot Width	Lot Width, Corner	Front Setback	Street Side Setback (Building / Garage Door)	Interior Side Setback <sup>3</sup>	Rear Setback	Building Coverage	Height
Side-by-Side	Alley	2,550 sf. <sup>1</sup>	30 ft. <sup>1</sup>	40 ft.	12 ft.	12 ft.	5 ft.	2 ft. <sup>4</sup>	65%	35 ft.
	Street	4,000 sf. <sup>1</sup>	35 ft. <sup>1</sup>	45 ft.	20 ft.	15 ft. / 20 ft.	5 ft.	10 ft.	50%	35 ft.
Over-Under	Alley	4,000 sf. <sup>2</sup>	40 ft. <sup>2</sup>	50 ft.	15 ft.	15 ft.	5 ft.	2 ft. <sup>4</sup>	55%	35 ft.
	Street	7,000 sf. <sup>2</sup>	60 ft. <sup>2</sup>	70 ft.	20 ft.	20 ft.	5 ft.	10 ft.	50%	35 ft.

TABLE NOTES:

<sup>1</sup> Per unit.

<sup>2</sup> Per building.

<sup>3</sup> For outer building walls (does not apply to common wall).

<sup>4</sup> The rear setback for alley-loaded garages shall be no less than 2 ft. and no more than 4 ft. or a minimum of 18 ft., at the Applicants discretion.

**2-1-8-7 Townhomes**

- A. **Lot and Building Standards.** Table 2-1-8-7, Townhome Lot and Building Standards, sets out the lot and building requirements for townhomes.

**Table 2-1-8-7: Townhome Building Standards**

Lot Type	Vehicular Access	Minimum						Maximum		
		Unit Width	Street Setback	Alley Garage Setback	Non-street Frontage Perimeter Setback	Building Separation, side to side	Building Separation, all others	Units Per Building	Building Coverage	Height
Suburban	Alley or Parking Court	20 ft.	15 ft. <sup>1</sup>	2 ft. <sup>2</sup>	15 ft.	10 ft.	30 ft. <sup>3</sup>	8	100%	35 ft.
	Street	28 ft.	18 ft.	-	15 ft.	10 ft.	30 ft. <sup>3</sup>	8	100%	35 ft.
Urban	Alley or Parking Court	16 ft.	10 ft. <sup>1</sup>	2 ft. <sup>2</sup>	10 ft. <sup>4</sup>	10 ft.	20 ft.	10	100%	35 ft.

TABLE NOTES:

<sup>1</sup> Where garage access is directly from a side street, the minimum garage setback shall be 18 ft.

<sup>2</sup> The rear setback for alley-loaded garages shall be no less than 2 ft. and no more than 4 ft. or a minimum of 18 ft., at the Applicants discretion.

<sup>3</sup> Building separation can be reduced to 20 feet if buildings are one or two stories.

<sup>4</sup> If one-half of the units in a townhome building are adjacent to a non-street frontage perimeter, then the minimum setback shall be 15 feet.

**2-1-8-8 Multiplex and Multifamily**

- A. **Lot and Building Standards.** Table 2-1-8-8, Multiplex and Multifamily Lot and Building Standards, sets out the lot and building requirements for multiplex and multifamily.

**Table 2-1-8-8: Multiplex and Multifamily Lot and Building Standards**

Lot Type	Vehicular Access	Minimum						Maximum		
		Lot Area (per building)	Lot Width	Front Setback	Street Side Setback	Interior Side Setback	Rear Setback	Units Per Building	Height <sup>3</sup>	Building Coverage <sup>3</sup>
Multiplex	Alley or Parking Court	3 unit bldg.: 8,000 sf.	3 unit bldg.: 75 ft.	15 ft.	15 ft.	6 ft.	2 ft. <sup>1</sup>	6	35 ft.	65%
		4 unit bldg.: 8,500 sf.	4 unit bldg.: 80 ft.							
		6 unit bldg.: 10,000 sf.	6 unit bldg.: 100 ft.							
	Street	3 unit bldg.: 8,000 sf.	3 unit bldg.: 80 ft.	20 ft.	18 ft. to building; 20 ft. to garage door, if any	6 ft.	15 ft.	interior lot: 3	35 ft.	55%
4 unit bldg.: 10,000 sf.		4 unit bldg.: 100 ft.	corner lot: 4							
General Multifamily	Any	12,000 sf.	75 ft.	20 ft.	10 ft.	6 ft.	10 ft. <sup>1</sup>	not limited <sup>2</sup>	(by zoning)	60%
Urban Multifamily	Any	No minimum	50 ft.	10 ft.	10 ft.	10 ft.	0 ft.	not limited <sup>2</sup>	(by zoning)	90%

TABLE NOTES:

<sup>1</sup> The rear setback for alley-loaded garages shall be no less than 2 ft. and no more than 4 ft. or a minimum of 18 ft., at the Applicants discretion.

<sup>2</sup> The total number of units allowed on the lot is limited by the density of the zoning district in which the property is located (if the zoning district limits density), but the number of units in any individual building is not specifically limited.

<sup>3</sup> Maximum height and maximum building coverage may vary based on the underlying zoning district in which the property is located.

**2-1-8-9 Clustered Housing Types**

- A. **Housing Type Equivalencies.** The clustered housing types may be mixed within a single cluster. For the purposes of the application of density standards and the minimum and maximum number of dwelling units in Table 2-1-8-9, Clustered Housing Types Site and Building Standards:
  1. A micro home is 400 gross floor area of building footprint or less and counted as one-half of a dwelling unit; and
  2. A cottage is between 401 gross floor area and 1,200 gross floor area of building footprint and counted as one dwelling unit.
- B. **Site and Building Standards.** The site and building standards for clustered housing types are set out in Table 2-1-8-9, Clustered Housing Types Site and Building Standards. Standards apply to the subject property upon which the cluster will be developed. Standards for individual lots in a cluster (if the cluster is divided into lots) are not specified.
- C. **Subdivision Standards.** The standards for clustered subdivision are set forth in Division 4-2-2 Cluster Subdivisions.

**Table 2-1-8-9: Clustered Housing Types Site and Building Standards**

	Standard
<b>Cluster Size</b>	
Min. Number of Dwelling Units (see Subsection A, above)	4
Max. Number of Dwelling Units (see Subsection A, above)	12 <sup>1</sup>

Table 2-1-8-9: Clustered Housing Types Site and Building Standards	
	Standard
<b>Land Area and Open Space</b>	
Min. Lot Area	-
Min. Width of Subject Property	75 ft.
Min. Open Space Ratio	35%
<b>Setbacks (from subject property boundaries to individual buildings)</b>	
Min. Front	15 ft. <sup>2</sup>
Min. Street Side	10 ft.
Min. Interior Side	10 ft.
Min. Rear	15 ft.
<b>Parking Setbacks (from subject property boundaries to parking aisle or spaces)</b>	
Min. Front	15 ft.
Min. All Other	5 ft.
<b>Building Height and Spacing</b>	
Max. Building Height (Dwelling Units)	28 ft.
Max. Building Height (Common Building)	28 ft.
Min. Building Spacing (Sides)	10 ft.
Min. Building Spacing (Front and Rear)	18 ft.
TABLE NOTES:	
<sup>1</sup> A maximum of two housing clusters can be included in one development, for a total of 24 dwelling units.	
<sup>2</sup> When fronting a public street, a front porch can encroach a maximum of 7 ft. into the setback.	

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## Division 2-1-9 Principal Buildings and Arterial Street Setbacks

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### 2-1-9-1 One Principal Building per Lot

- A. **Principal Building.** In order to qualify as a principal building, all portions of a building must be structurally linked to each other, and not merely connected through the use of patios, breezeways, arcades, or similar devices.
- B. **Generally.** There shall be no limit on the number of principal buildings on an individual lot except as indicated in C., below, and provided that all other requirements in the Code are met.
- C. **Single-Family Dwellings.**
  1. There shall be no more than one principal building, plus permitted accessory buildings or mini-structures, per lot or tract of land within the RA or RN zoning districts, or on single-family detached or duplex lots types as identified in Division 2-1-8, Housing Palette in the R6, R13, R24, MX-N, MX-S, or MX-U zoning districts.

### 2-1-9-2 Arterial Street Setbacks

- A. **Arterial Street Setbacks.** Except in the Olde Town Zoning District and along Ralston Road between Yukon Street and Oak Street, there shall be a setback of 100 feet for single-family detached, duplex, townhome buildings, multiplex, and accessory dwelling units (ADU) from the centerline of all arterial streets. The following applies for accessory structures and uses:
  1. Parking may be allowed within the arterial street setback;
  2. An attached or detached garage that is accessory to a residential use is considered as a nonresidential structure for the purposes of this provision. Therefore, the setback to the garage would be the standard setback for the zoning district; and