

Z-2022-4

Additions are highlighted in yellow

Deletions are in red text and ~~strikeout~~.

Existing Zoning Regulations:

5.01.03 **ACCESSORY BUILDINGS.** The minimum distance from a detached accessory building to any dwelling shall be not less than twenty (20) feet, however breezeways, decks, patios and open-sided porches may be attached to or less than twenty (20) feet from the principal building. The maximum combined total ground floor area of all accessory buildings on a lot shall not exceed one thousand two hundred eighty (1,280) square feet, not including breezeways, decks, patios and open-sided porches.

Recommended Changes and redactions suggested:

5.01.03 **ACCESSORY BUILDINGS.** The minimum distance from a detached accessory building to any dwelling shall be not less than twenty (20) feet, however breezeways, decks, patios and open-sided porches may be attached to or less than twenty (20) feet from the principal building. The maximum combined total ground floor area of all accessory buildings on a lot shall not exceed one thousand two hundred eighty (1,280) square feet or five hundred (500) square feet of ground floor area per acre, up to a maximum of 2,500 square feet of total ground area, whichever is greater, not including breezeways, decks, patios and open-sided porches.

Existing Zoning Regulations:

5.01.05 MAXIMUM HEIGHTS.

- A. Except for the uses listed in paragraph B herein and Section 5.00.08, the maximum height of all principal buildings, structures, and uses shall be thirty-five (35) feet, and the maximum height for all accessory buildings, structures, and uses shall be fifteen (15) feet.

Recommended Changes and redactions suggested:

5.01.05 MAXIMUM HEIGHTS.

- A. Except for the uses listed in paragraph B herein and Section 5.00.08, the maximum height of all principal buildings, structures, and uses shall be thirty-five (35) feet, and the maximum height for all accessory buildings, structures, and uses shall be ~~fifteen (15)~~ twenty (20) feet.

Section 5.01.17 – Dimensional Requirements in an R District, R3A District, and R5A District (Table)

(Read Columns Down)

District Uses	Minimum Lot Area	Minimum Lot Width and Frontage	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Floor Area Per Dwelling Unit		Maximum Building or Structure Height	Lot Coverage	
						Ground Floor Area	Total Floor Area			
1-Family Dwelling	R District: 1 ½ Acres	R District: 150 feet	70 feet from right-of-way or 100 feet from centerline, whichever is greater	Two required, 25 feet each	50 feet	1,000 sq. ft.	0-2 Bedrooms: 1200 sq. ft.	35 feet	R District, Minimum Green Space: 75%	
See Section 5.01.01	R3A District: 3 Acres	R3A District: 200 feet	Exceptions: Lots on Ward Dr. between Mayfield Rd. & Maple Dr., and on Opalocka Rd. between Mayfield Rd. & Cottrell Dr.: 10 feet from right-of-way or 40 feet from centerline whichever is greater	Corner lots: same as front yard on side street	Exceptions: Lots with less than 1 ½ acres of lot area: 30 feet, for lawfully existing nonconforming lots of record		3 Bedrooms: 1350 sq. ft.		R District, Maximum Lot Coverage: 25%	
	R5A District: 5 Acres	R5A District: 250 feet	Exception: cul-de-sac: arc not less than 100 feet. See Section 5.00.04	Lots on: Harold Dr., Marilyn Rd., Cherry Ln., Dorothy Rd., Lynn Dr., Valley View Dr., Birchwood Dr., and on Caves Rd. from Mayfield Rd. to Birchwood Dr. on east side only: 50 feet from right-of-way or 80 feet from centerline, whichever is greater			Exceptions: Lots less than 150 feet in width: two required, 15 feet each		4 Bedrooms: 1500 sq. ft.	R3A, R5A Districts, Minimum Green Space: 85%
									5 or more Bedrooms: 1650 sq. ft.	R3A, R5A Districts, Maximum Lot Coverage: 15%
Accessory Buildings	See Section 5.01.03	See Section 5.01.03	Prohibited	See Section 5.01.03	See Section 5.01.03	See Section 5.01.03		15 feet		

Existing Zoning Regulations

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1-Family Dwelling	R District: 1 ½ Acres	R District: 150 feet	70 feet from right-of-way or 100 feet from centerline, whichever is greater	Two required, 25 feet each	50 feet	1,000 sq. ft.	0-2 Bedrooms: 1200 sq. ft.	35 feet	R District, Minimum Green Space: 75%	
See Section 5.01.01	R3A District: 3 Acres	R3A District: 200 feet	Exceptions: Lots on Ward Dr. between Mayfield Rd. & Maple Dr., and on Opalocka Rd. between Mayfield Rd. & Cottrell Dr.: 10 feet from right-of-way or 40 feet from centerline whichever is greater	Corner lots: same as front yard on side street	Exceptions: Lots with less than 1 ½ acres of lot area: 30 feet, for lawfully existing nonconforming lots of record		3 Bedrooms: 1350 sq. ft.		R District, Maximum Lot Coverage: 25%	
	R5A District: 5 Acres	R5A District: 250 feet	Exception: cul-de-sac: arc not less than 100 feet. See Section 5.00.04	Lots on: Harold Dr., Marilyn Rd., Cherry Ln., Dorothy Rd., Lynn Dr., Valley View Dr., Birchwood Dr., and on Caves Rd. from Mayfield Rd. to Birchwood Dr. on east side only: 50 feet from right-of-way or 80 feet from centerline, whichever is greater			Exceptions: Lots less than 150 feet in width: two required, 15 feet each		4 Bedrooms: 1500 sq. ft.	R3A, R5A Districts, Minimum Green Space: 85%
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Accessory Buildings	See Section 5.01.03	See Section 5.01.03	Prohibited	See Section 5.01.03	See Section 5.01.03	See Section 5.01.03		45 20 feet		