

OPTION E

This document outlines proposed amendments to Residential B and D (RB and RD) zoning districts that modifies the dimensional requirements for those districts.

The proposed amendments increase minimum lot size, lot width, maximum residential density, setback, and minimum net residential are per dwelling unit per lot requirements.

These amendments are the same dimensional standards that were in place prior to the July 11, 2016 zoning amendments.

The committee did not review the Residential B and D standards and did not offer a formal recommendation in that regard.

Sec. 19-9 Residential B District (RB)

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi family	30,000	150 <u>200</u>	--	25,000 <u>30,000</u>	-- <u>2</u>
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two family	25,000	100 <u>200</u>	--	25,000 <u>30,000</u>	-- <u>2</u>
Single Family Detached, & Other Uses	25,000 <u>40,000</u>	100 <u>150</u>	--	25,000 <u>40,000</u>	--
Minimum Setbacks in Feet					
			Front Setback	Side Setback	Rear Setback
Churches, Congregate Housing, Health Institution			100	100	100
Cemeteries, Day Care Center, Private Club, Private School, <u>Two family, Multi family</u>			50	50	50
Single Family Detached, Two family, Multi family and Other Uses			15 <u>25</u>	15 <u>20</u>	30 <u>40</u>

Sec. 19-10.1 Residential D District (RD)

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi Family	45,000	150 <u>200</u>	--	30,000	-- <u>2</u>
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two Family	30,000	100 <u>200</u>	--	30,000	-- <u>2</u>
Single Family Detached & Other Uses	30,000 <u>40,000</u>	100 <u>150</u>	--	30,000 <u>40,000</u>	--
Minimum Setbacks in Feet					
			<u>Front Setback</u>	<u>Side Setback</u>	<u>Rear Setback</u>
Church, Congregate Housing, Health Institution			100	100	100
Cemetery, Day Care Center, Private Club, Private School, Two family, Multi family			50	50	50
Single Family Detached, Two Family, Multi Family, Other uses			15 <u>25</u>	15 <u>20</u>	30 <u>40</u>

Sec. 19-64.2 Minimum Net Residential Area Per Lot [Adopted 8/26/96] [Amended 7/24/2000; 12/22/05; 1/24/11; 3/14/11;7/11/2011; 3/27/16; 7/11/2016; 11/14/16,]

Any residential lot created after August 26, 1996 must meet the following lot area requirements:

A. After deducting land that falls within the categories in Section 19-64.1.b through f, the lot area equals at least the following square footage per dwelling unit:

1. RA – 5,000
2. RB - ~~10,000~~ 20,000
3. RC - 30,000
4. RD - ~~15,000~~ 20,000
5. Highland Lake – 20,000
6. FF – 40,000
7. VMU – with sewer 5,000, without sewer 10,000
8. MUC – with sewer 7,500, without sewer 15,000

Sec. 19-82 Vacant Lots.

A nonconforming single vacant lot outside of the WVOD, and not adjoined by another vacant lot in common ownership, may be built upon subject to the lot coverage and setback requirements of this Ordinance for the district where located, provided that the owner can demonstrate that there is reasonable access to the site by emergency vehicles. For purposes of this Section 19-82, the term “vacant lot” shall mean a nonconforming lot that was vacant on and has remained vacant since the date the lot became nonconforming. effective date of this Zoning Ordinance in 1965. [Amended 10/25/04; 7/24/06; 5/30/12]

Within the WVOD, a nonconforming single vacant lot not adjoined by another vacant lot in common ownership, may be built upon subject to the lot coverage and setback requirements of this Ordinance for the district where located, provided that the owner can demonstrate that there is reasonable access to the site by emergency vehicles and provided that that owner has conditional use approval from the Board of Zoning Appeals. For purposes of this Section 19-82, the term “vacant lot” shall mean a nonconforming lot that was vacant on and has remained vacant since the date the lot became nonconforming. effective date of this Zoning Ordinance in 1965. [Adopted 5/30/12]