

Zoning Ordinance Revision for Nonconforming Buildings and Uses

CITY COUNCIL

JUNE 4, 2024



PURPOSE OF REVISIONS

- Restore Section 30-5.6(a): Building Site, Areas and Easements
- Inadvertently deleted with code update in 2022
- Applies to existing small, non-conforming lots
- Flexibility in front and rear yards for buildings / additions
- Design Review / Building Permit requirements still apply
- Reestablishes past practice, no change from prior rules

EXAMPLE

Regulations for Lots < 100' Deep

Front yard

- Average of adjoining properties

Rear yard

- 20% of lot depth
- Not less than 12'



Zoning Standard:
20' Front and Rear Yards

Average Adjoining Front: 15'

Special Front Setback: 15'

Lot Depth: 65'

Special Rear Setback: 13'



RECOMMENDATION

The Planning Board and staff recommend the City Council adopt the draft ordinance to restore Section 30-5.6(a).

