

LDC Amendment Request

ORIGIN: Zoning Department

AUTHOR: Catherine Fabacher

DEPARTMENT: Zoning Department

AMENDMENT CYCLE: Cycle 1, 2006

LDC PAGE: LDC1:22

LDC SECTION(S): Definitions, Section 1.08.02

CHANGE: Add definition for lot width.

REASON: There are dimensional requirements for lot width but no definition of a lot width. There was a definition for lot width in Ord. 91-102, but when that ordinance was repealed and the LDC was recodified, the definition was removed. This definition requires that the lot width requirement be met from the front building setback line (as determined by the zoning district) for 80 percent of the depth of the lot to ensure that adequate lot depth is achieved commensurate with the required side yard setback requirements.

FISCAL & OPERATIONAL IMPACTS: The County will not incur any fiscal impacts.

RELATED CODES OR REGULATIONS: None.

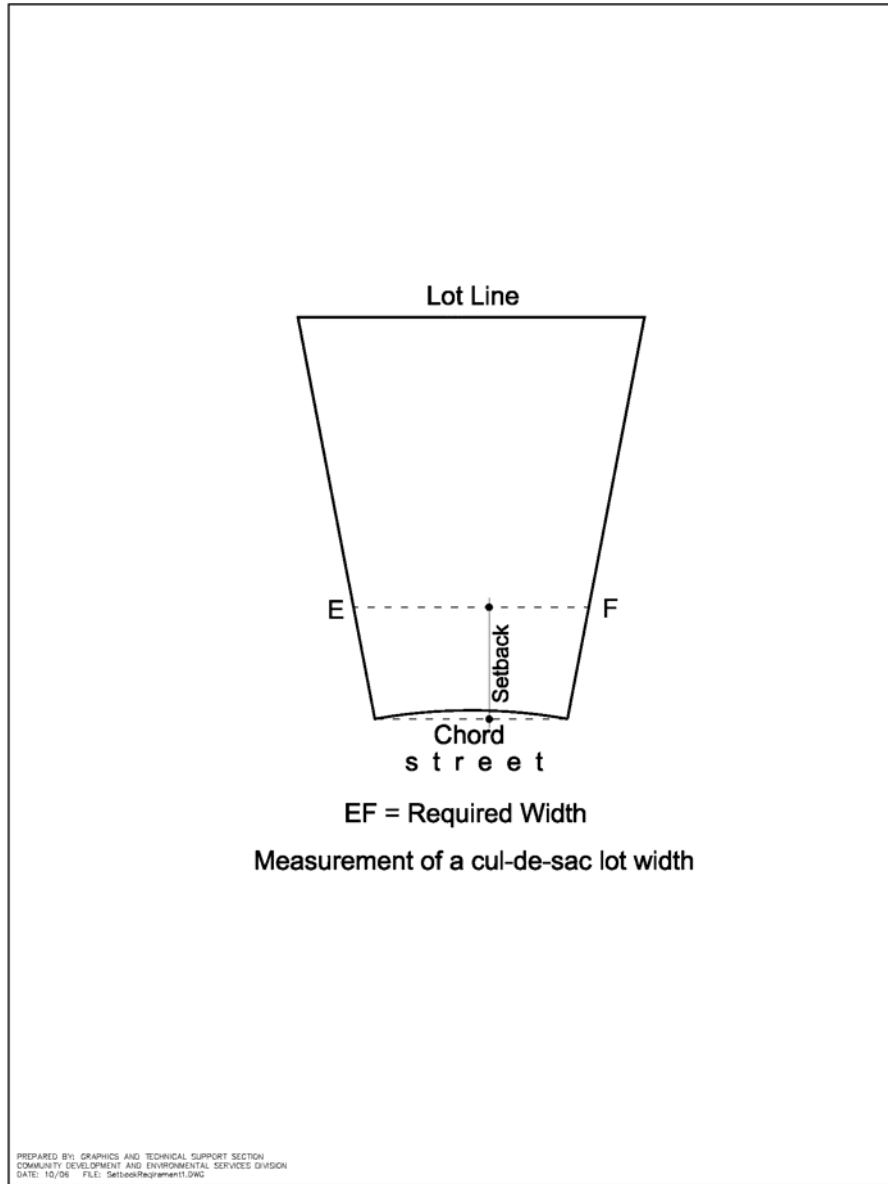
GROWTH MANAGEMENT PLAN IMPACT: None.

OTHER NOTES/VERSION DATE: Created May 2, 2006.

Amend the LDC as follows:

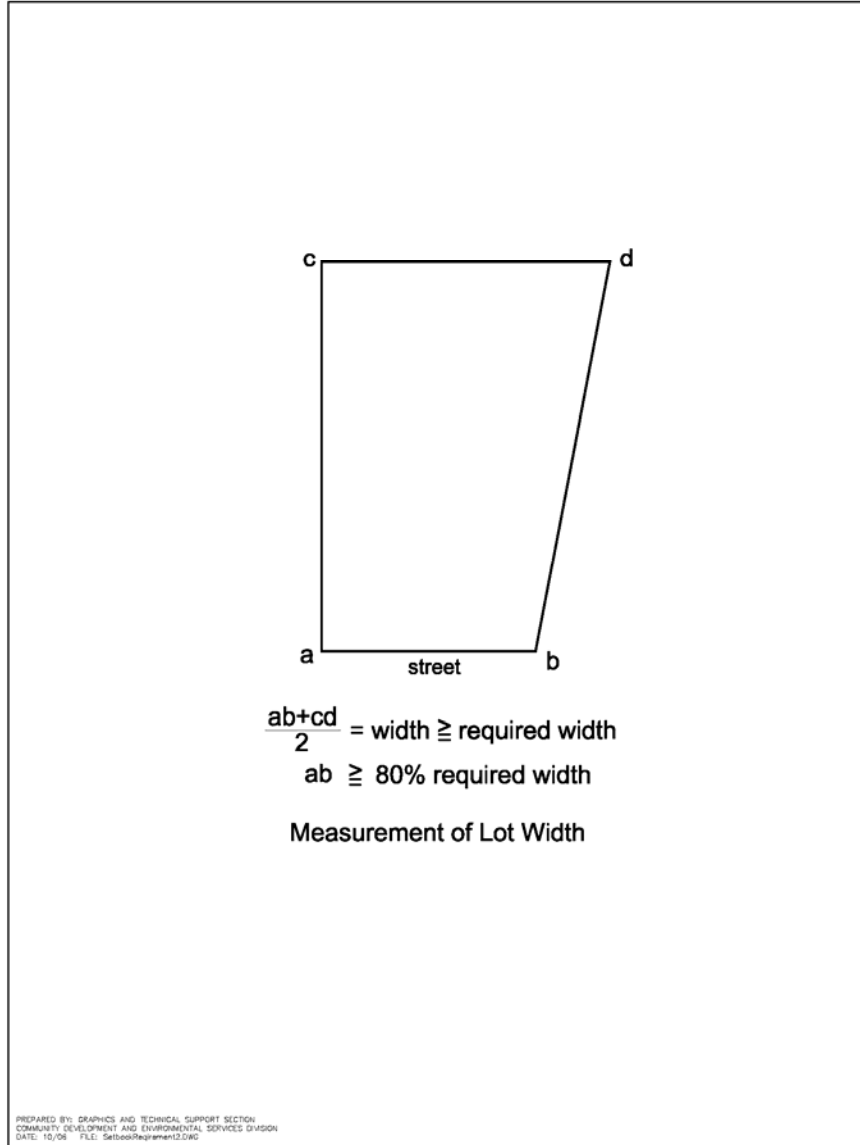
1.08.02 Definitions

Lot measurement, width: Width of a lot shall be considered to be the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the foremost points of the side lot lines where they intersect with the street line and the points of the side lot lines where they intersect the rear property line, (see Figure 9). The width between the side lot lines at their foremost points in front shall not be less than 80 percent of the required lot width, except in the case of lots on the turning circle of a cul-de-sac when the 80 percent requirement shall not apply. The minimum lot width on a cul-de-sac shall be figured by drawing a straight line at the chord, then drawing a straight line parallel to it at the required setback line for that particular zoning district. That new established line shall meet the minimum lot width of that district, (see Figure 10).



1.08.02 - Figure 9

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1.08.02 Figure 10

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Setback or setback line: A line marking the minimum distance between a right-of-way line, property line, bulkhead line, shoreline, seawall, mean high water mark, access easement line, or other defined location and the beginning point of the buildable area. See Figure 2. In the cases of irregularly shaped lots, including culs-de-sac, the depth of the front yard setback may be measured at right angles to a straight line joining the foremost points of the side lot lines, provided the depth at any point is never less than the minimum length of a standard parking space as established within subsection 4.05.02 M. of the Code.

LDC Amendment Request

ORIGIN: CDES

AUTHOR: Staff

DEPARTMENT: Zoning & Land Development Review

AMENDMENT CYCLE: Cycle 1, 2007

LDC PAGE: LDC1:17

LDC SECTION(S): **1.08.02 Definitions**

CHANGE: Return definition of two-family dwelling to LDC.

REASON: The Code defines townhouse as "A group of 3 or more dwelling units attached to one another by a common wall or roof wherein each unit has direct exterior access and no unit is located above another." Two townhouses together are considered to be a "two-family dwelling." The definition was omitted during re-codification and without it, there is no use that allows 2 townhouse developments.

FISCAL & OPERATIONAL IMPACTS: None

RELATED CODES OR REGULATIONS: 2.04.03 Table 1.

GROWTH MANAGEMENT PLAN IMPACT: None - returning to original provisions of the LDC.

OTHER NOTES/VERSION DATE: Created February 23, 2007.

Amend the LDC as follows:

Dune: A mound or ridge of loose sediments, usually sand-sized sediments, lying landward of the beach and extending inland to the landward toe of the dune, which intercepts the 100-year storm surge.

Duplex: A freestanding building, which contains only two (2) dwelling units.

Dwelling (also called dwelling unit): Any building, or part thereof, constituting a separate, independent housekeeping establishment for no more than one (1) family, and physically separated from any other rooms or housekeeping establishments which may be in the same structure. A dwelling unit contains sleeping facilities, sanitary facilities, and a kitchen.

Dwelling, multi-family: A group of three (3) or more dwelling units within a single building.

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Dwelling, single-family or one-family: A building that contains only one (1) dwelling unit.

Dwelling, two-family: A single, freestanding, conventional building intended, designed, used and occupied as two dwelling units attached by a common wall or roof, but wherein each unit is located on a separate lot under separate ownership.

Easement: An interest in land owned by another that entitles its holder to a specific limited use or enjoyment.

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LDC Amendment Request

ORIGIN: Community Development and Environmental Services

AUTHOR: John Houldsworth, Senior Engineer, Stan Chrzanowski, P.E. Engineering Manager

DEPARTMENT: Engineering Review

AMENDMENT CYCLE: Cycle 1, 2007

LDC PAGE: LDC1:28

LDC SECTION(S): 1.08.02 Definitions

CHANGE: Add definition for “Minor Subdivision” which was left out at codification

REASON: Section 10.02.02 refers to a definition for “Minor Subdivision” which is not currently listed in the definition section

FISCAL & OPERATIONAL IMPACTS: There are no fiscal or operational impacts.

RELATED CODES OR REGULATIONS: 10.02.02 (also being amended this cycle)

GROWTH MANAGEMENT PLAN IMPACT: There is no growth management impact.

OTHER NOTES/VERSION DATE: March 8, 2007

Amend the LDC as follows:

1.08.02 Definitions

* * * * *
Subdivision, minor: The division of land, whether improved or unimproved, into three or more, but less than ten, contiguous lots or parcels of land, for the purpose, whether immediate or future, of transfer of ownership or development, which does not involve the extension of an existing street or the establishment of a new street and does not involve the extension, creation or establishment of any improvement otherwise required in section 10.02.05

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