



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda Zoning Board of Adjustments

Wednesday, August 5, 2020

6:00 PM

City Hall Council Chambers

**PARTICIPATION IN THIS MEETING WILL BE AVAILABLE IN PERSON OR BY VIDEO
CONFERENCING. To participate by video, please register at**

https://mansfieldtexas.zoom.us/webinar/register/WN_bDSAZ9sMQ_-txSFHyvaP8g

by 6:00 pm on Wednesday, August 5, 2020 or join by telephone at 1-888-788-0099 (Toll Free). When you call into the meeting, provide the Webinar ID number and password below:

Webinar ID: 971 3082 7691

Password: 231339

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
3. **[20-3650](#)** Minutes - Approval of the July 1, 2020 Zoning Board of Adjustments Meeting Minutes

Attachments: [07-01-20 meeting minutes](#)

4. **PUBLIC HEARINGS**

[20-3656](#) ZBA#20-004: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 672 square feet at 203 Graves St.; Ken Voisard and Vivian Schmitz, property owners

Attachments: [Maps and Supporting Information.pdf](#)

[Site plan and Exhibits.pdf](#)

[Section 6300.E.6.pdf](#)

[20-3657](#) ZBA#20-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 625 square feet at 737 Seeton Rd.; Larry Bouie, property owner/applicant

Attachments: [Maps and Supporting Information.pdf](#)

[Site plan and exhibits.pdf](#)

[Section 6300.E.6.pdf](#)

[20-3658](#)

ZBA#20-006: Request for a Variance to Section 4500.B of the Zoning Ordinance to allow an addition to the house to encroach approximately 15 feet into the required 25-foot rear yard setback at 3205 Penny Lane; Adam and Ashley Coffman

Attachments: [Maps and Supporting Information.pdf](#)

[Site Plan and Exhibits.pdf](#)

[Sections 4101.C and 4500.B.pdf](#)

5. **ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on July 30, 2020, in accordance with Chapter 551 of the Texas Government Code.

Art Wright, Planner II

* This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817-473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.



CITY OF MANSFIELD

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STAFF REPORT

File Number: 20-3650

Agenda Date: 8/5/2020

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Agenda Number: 3.

Title

Minutes - Approval of the July 1, 2020 Zoning Board of Adjustments Meeting Minutes

Description/History

The minutes of the July 1, 2020 Zoning Board of Adjustments are in DRAFT form and will not become effective until approved by the Board at this meeting.



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, July 1, 2020

6:00 PM

City Hall Council Chambers

Amended Agenda

This meeting was open to the public and conducted by video conferencing with access to the public.

1. CALL TO ORDER

Chairman Jones called the meeting to order at 6:08 p.m. in the Council Chambers of City Hall, 1200 East Broad Street, with the meeting being open to the public and notice of said meeting, giving date, place, and subject thereof, having been posted as prescribed by Chapter 551, Texas Government Code.

Staff Present:

Art Wright, Planner II

Lisa Sudbury, Assistant Director of Planning

Board Members:

Absent 1 - Ann Smith

Present 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Michael Aguillard and Sim Chatha

N/A's 2 - Darryl Haynes and Louis Stefanos

2. APPROVAL OF MINUTES

[20-3602](#)

Minutes - Approval of the April 1, 2020 Zoning Board of Adjustment Meeting Minutes

Board Member Accipiter made a motion to approve the minutes of the April 1, 2020, meeting. Board Member Glover seconded the motion, which carried by the following vote:

Aye: 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Michael Aguillard and Sim Chatha

Nay: 0

Absent: 1 - Ann Smith

Abstain: 0

3. PUBLIC HEARINGS[20-3601](#)

ZBA#20-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 625 square feet at 3200 York Dr.; Phuong Nguyen, property owner/applicant

Phuong Nguyen, the applicant, attended by video conferencing and was available for questions.

Chairman Jones opened the public hearing.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing.

Chairman Jones read the criteria for approval.

Board Member Aguillard made a motion to approve the request. Board Member Chatha seconded the motion, which carried by the following vote:

Aye: 5 - Joe Glover; Patrick Kelly Jones; Robyn Accipiter; Michael Aguillard and Sim Chatha

Nay: 0

Absent: 1 - Ann Smith

Abstain: 0

STAFF ANNOUNCEMENT

Art Wright, Planner, gave a brief update on pending litigation on Kirk Laney v. Mansfield Zoning Board of Adjustments and City of Mansfield.

4. ADJOURNMENT OF MEETING

With no further business Chairman Jones adjourned the meeting at 6:15 p.m.

Kelly Jones, Chair

Lisa Sudbury, Assistant Director of Planning



CITY OF MANSFIELD

1200 E. Broad St.
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STAFF REPORT

File Number: 20-3656

Agenda Date: 8/5/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#20-004: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 672 square feet at 203 Graves St.; Ken Voisard and Vivian Schmitz, property owners

Description/History

The applicant is requesting a Special Exception to allow a detached garage with an area of approximately 672 square feet. There is an existing storage building on the property that will be removed. The property is zoned SF-7.5/12, Single-Family Residential District.

The Board may grant a Special Exception under Section 6300.E.6 if the following criteria are met:

1. The building must be located on a lot of 12,000 square feet in size or larger. According to the Tarrant Appraisal District, the property is 17,162 square feet.
2. The applicants are requesting an exception for the building area. The proposed building will exceed 2% of the square footage of the lot or tract for accessory structures. The Board may approve an increase in building area up to 4% of the square footage of the property. The applicant is requesting a building with an area of approximately 672 square feet, or 3.9% of the property area. The applicant states in his letter that the existing shed will be removed before the new building is constructed.
3. The applicants are not requesting an exception for the building height. Unless the lot is at least one-half acre in size, the maximum height allowed for a accessory building is 12 feet. The applicants state in their letter that the proposed building will comply with the 12-foot height limitation.
4. The applicants are not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business

purposes.

Attachments:

Maps and Supporting Information

Site plan and exhibits

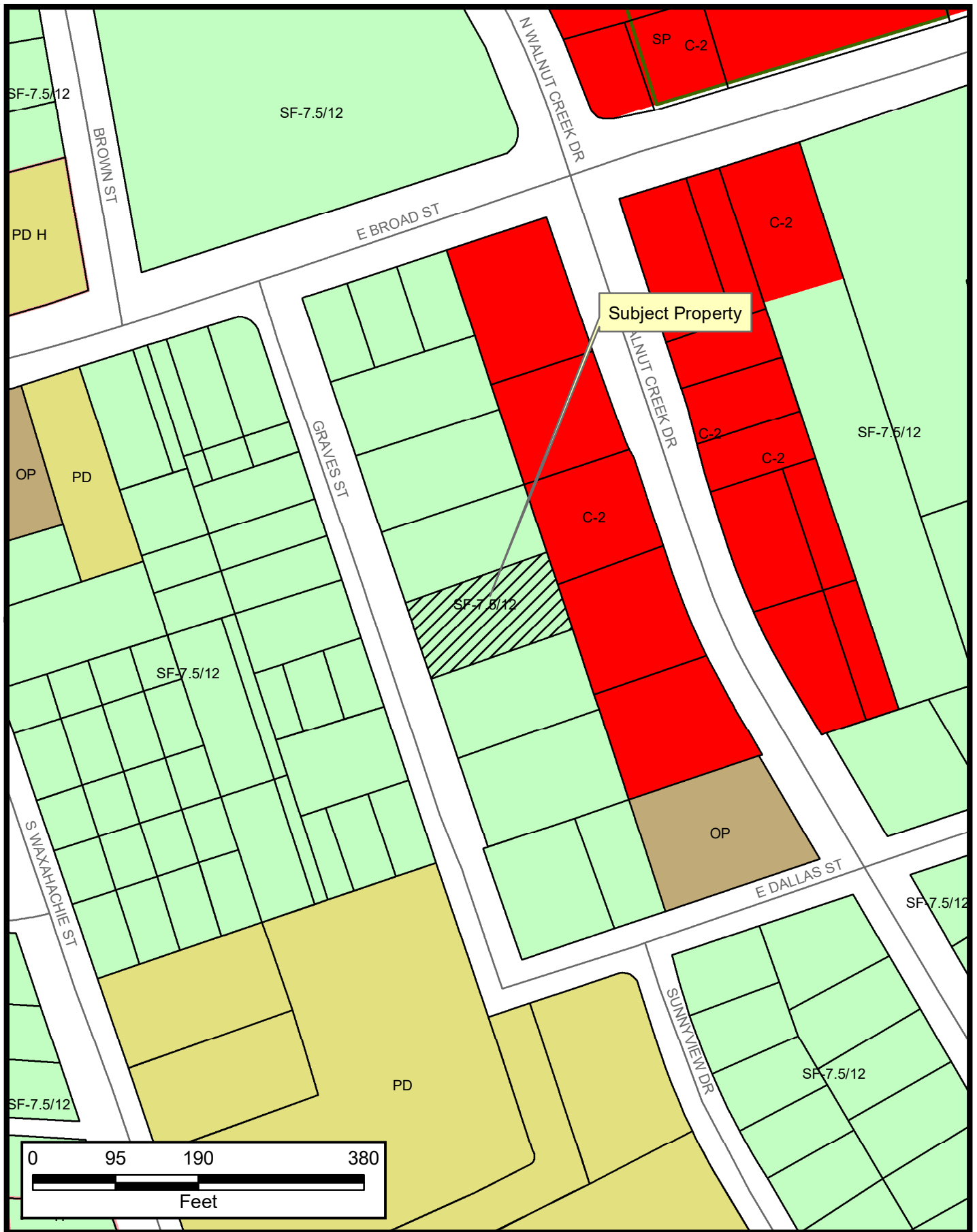
Provisions of Section 6300.E.6



ZBA#20-004

This information is for illustrative purposes only. Not for design or development purposes. Site-specific studies may be required to obtain accurate feature locations. Every effort is made to ensure the information displayed here is accurate; however, the City of Mansfield makes no claims to its accuracy or completeness.

7/13/2020



ZBA#20-004

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7/13/2020

July 6, 2020

Ken Voisard and Vivian Schmitz
203 Graves St
Mansfield, TX 76063
817-781-4096

To the Mansfield Zoning Board of Adjustment,

We are requesting a special exception for the construction of an accessory building to be used as a personal shop and storage.

The maximum height of the building is 12 feet, to be built 16 feet from the back of the property and 31.5 feet from the closest neighbor, and will be 672 square feet in size, which is less than 4% of the lot size of 17,162 square feet.

There are no other accessory buildings located on the property as required for a building this size.

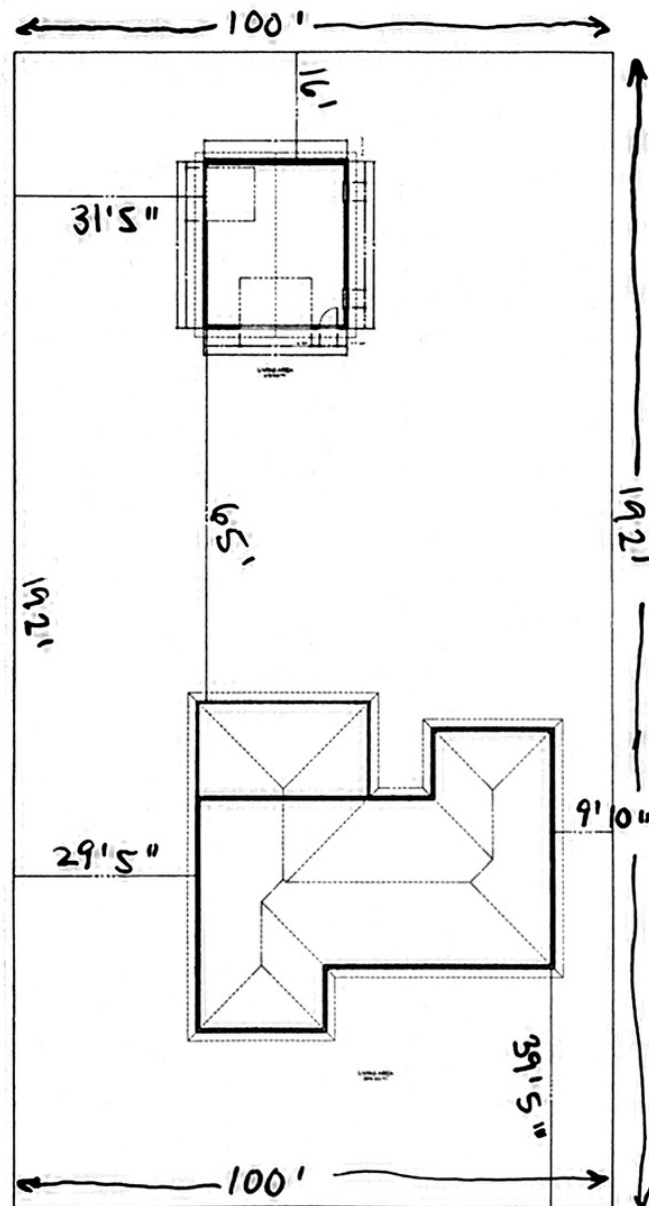
The accessory building will have a 3D asphalt shingle roof, with lap siding with a color to match the brick of the house.

We have attached a picture of the elevations and a floor plan of the building and a site plot of the lot. We do not have any easements on the sides or back of the property.

If you have any questions or require any other information, please contact us at the above phone number.

Thank you for your consideration,

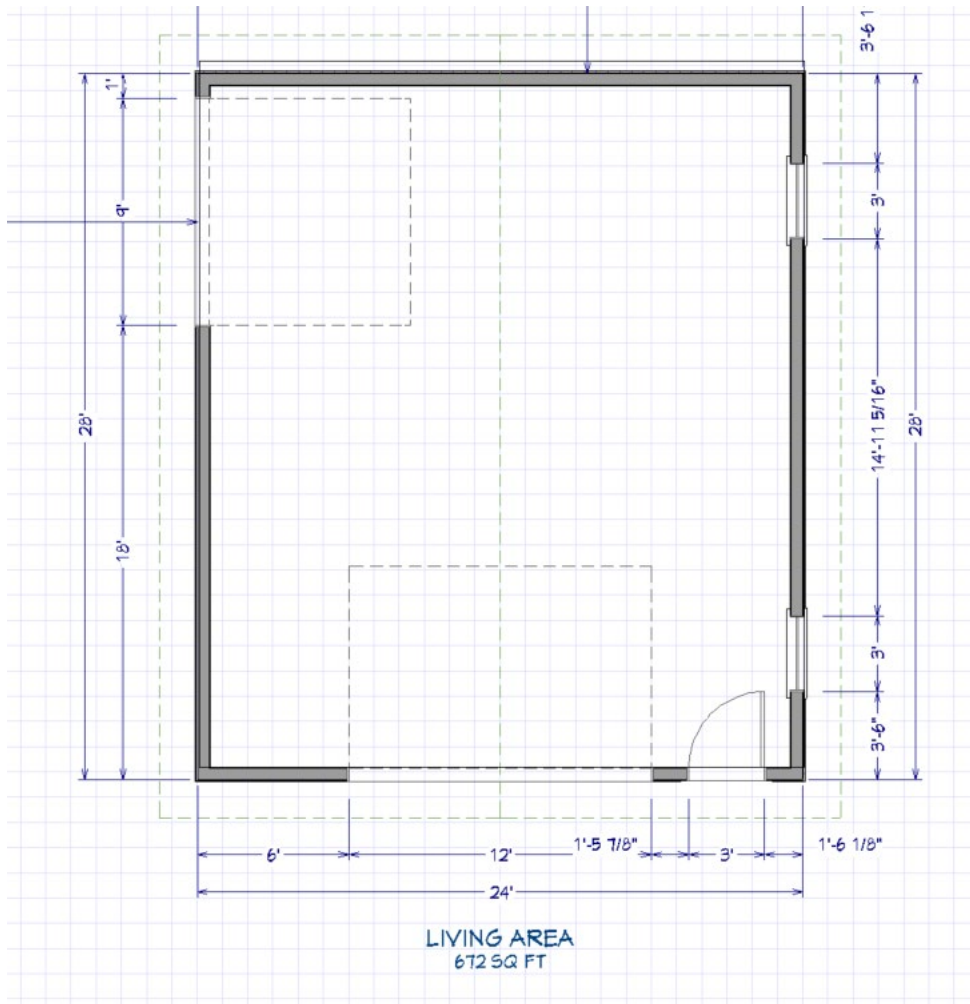
Ken Voisard and Vivian Schmitz



203 Graves St



Elevations of building for which special exception is being requested



Layout of shed for which special exception is being requested.

SECTION 6300.E.6

6. An increase in the maximum allowable area or height, or a reduction in the minimum setback requirements for accessory buildings or structures.
 - a. Conditions of Approval:
 1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of twelve thousand (12,000) square feet in size or larger.
 2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
 3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
 4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
 5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.



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1200 E. Broad St.
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STAFF REPORT

File Number: 20-3657

Agenda Date: 8/5/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#20-003: Request for a Special Exception under Section 6300.E.6 of the Zoning Ordinance to allow an accessory building with an area of approximately 625 square feet at 737 Seeton Rd.; Larry Bouie, property owner/applicant

Description/History

The applicant is requesting a Special Exception to allow a new carport to be attached to an existing detached garage. The garage has an area of 600 square feet. The new carport will add 660 square feet to the structure, for a total area of 1,260 square feet. There are two other sheds on the property with an area of 112 square feet.

The Board may grant a Special Exception under Section 6300.E.6 if the following criteria are met:

1. The building must be located on a lot of 12,000 square feet in size or larger. The property is approximately 64,904 square feet (1.49 acres).
2. The applicant is requesting an exception for the building area. The proposed building will exceed 2% of the square footage of the lot for accessory structures. The Board may approve an increase in building area up to 4% of the square footage of the property. Together with the two sheds, the proposed carport/garage will have a total area of approximately 1,372 square feet, or 2.11% of the property area.
3. The applicant is not requesting an exception for the building height. The applicant states in his letter that the proposed building will comply with the maximum 12-foot height limitation.
4. The applicant is not requesting a reduction to the setback requirements for the proposed building.
5. The Board must find that there will be no negative impact to abutting properties.

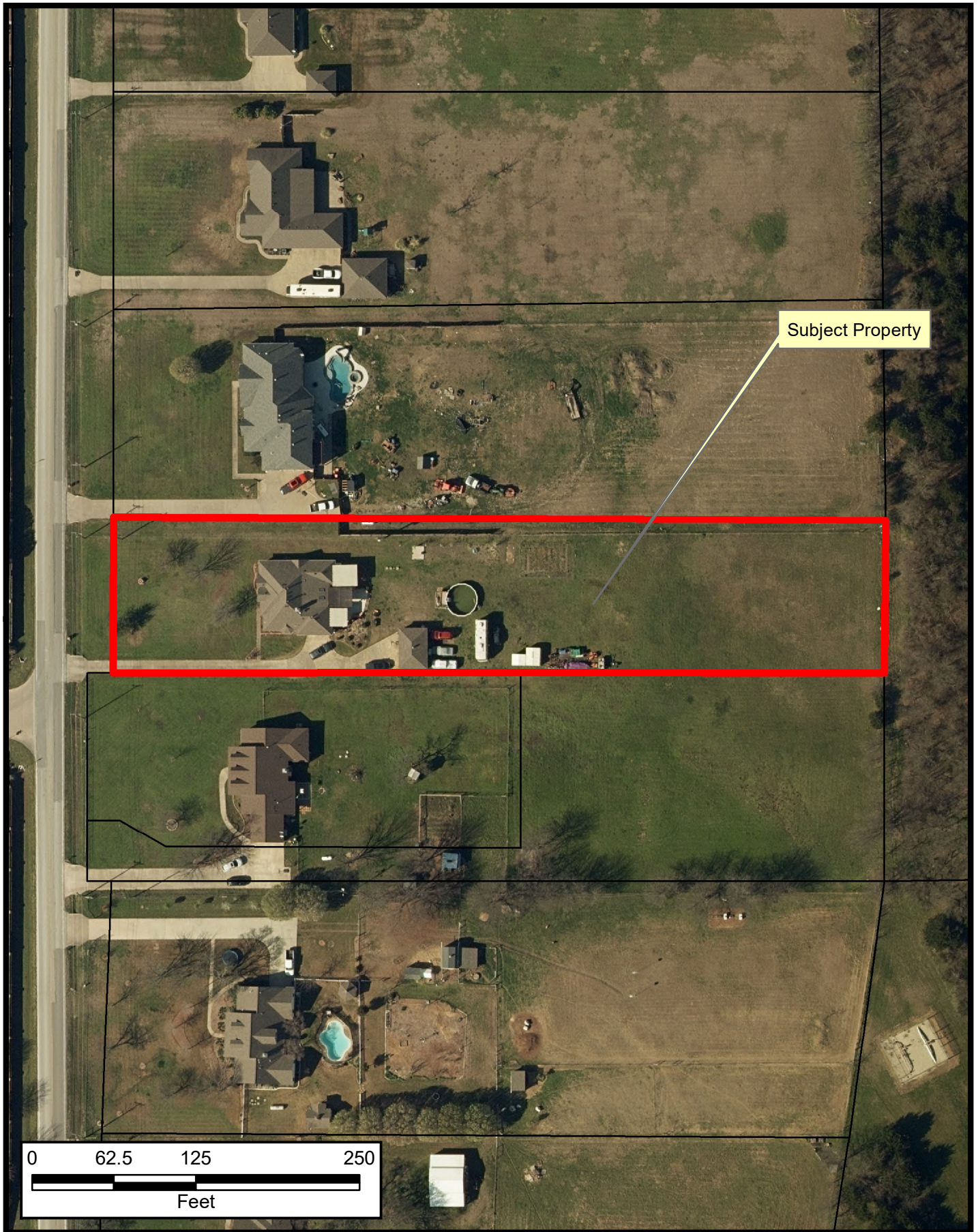
Please note that the accessory building regulations are intended to restrict tall or large accessory buildings from being located too close to property lines. To this end, the Board may establish conditions with respect to the maximum area, height and setbacks of the accessory building. If approved, the accessory building may not be used for business purposes.

Attachments:

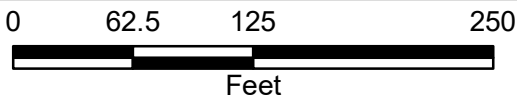
Maps and supporting information

Site plan and exhibits

Provisions of Section 6300.E.6



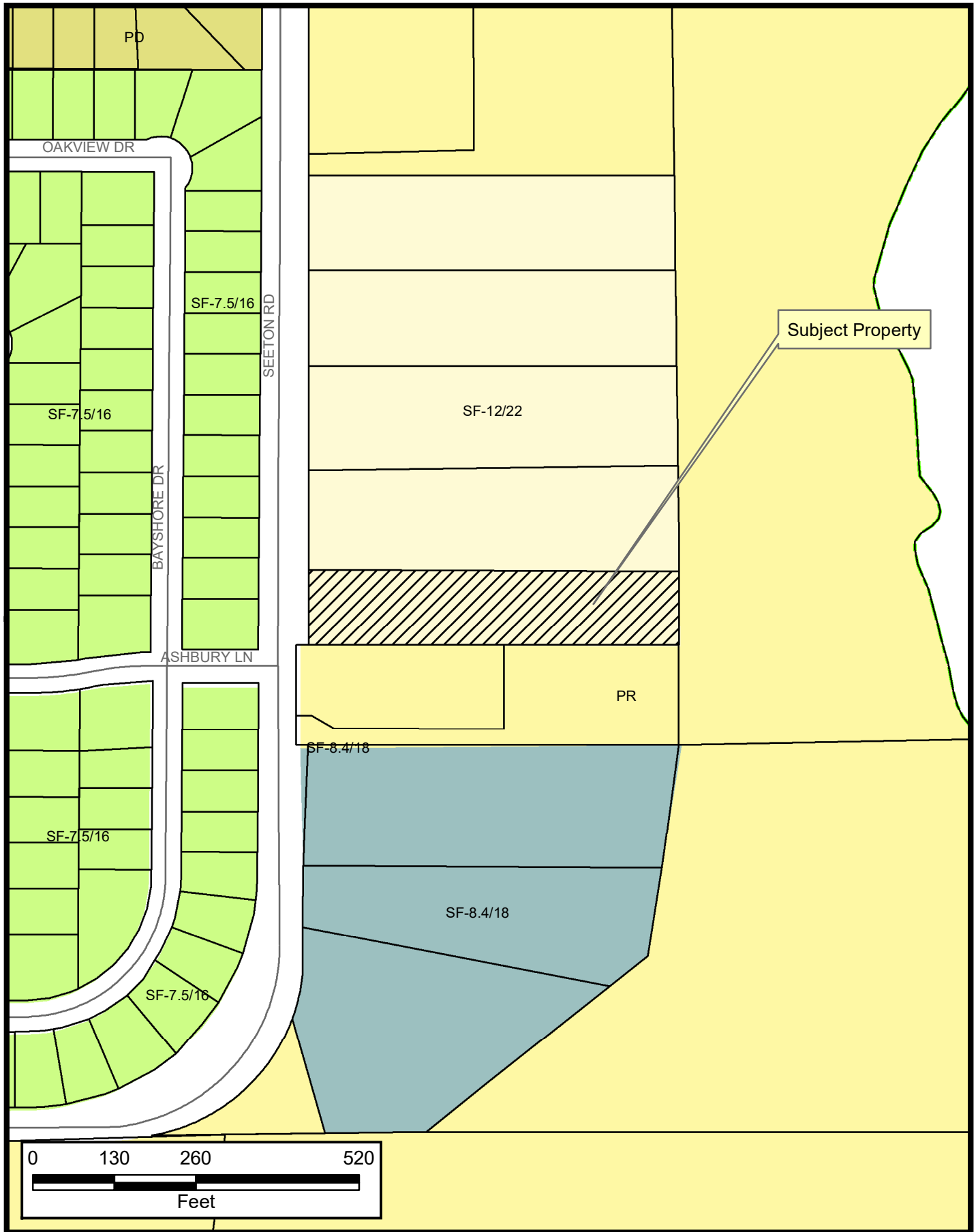
Subject Property



ZBA#20-005

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7/14/2020



ZBA#20-005

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7/14/2020

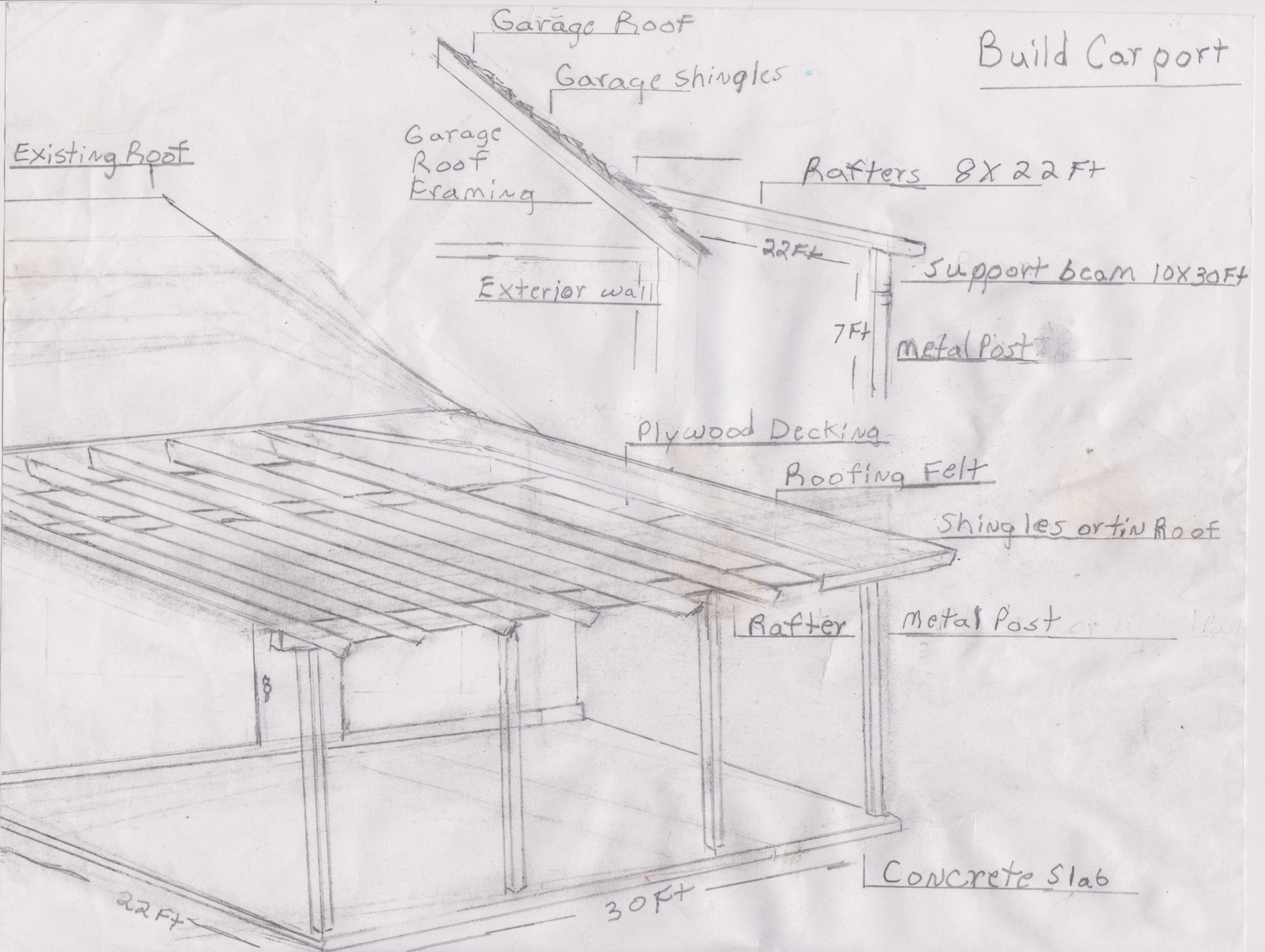
Dear Sir,

We would like to build a carport behind our garage. Our garage is 600 sq. Ft. The carport behind the garage would be 660 sq. Ft. My property is 1.49 acres which is 65340 in feet. The carport height would be 10 ft high that slope down to 7 ft. We have two utility shed which the total square foot is 112. The south side of the garage is 9 ft from the property line and the north side of the garage is 70 ft from property line. The east which is the rear of the garage is 330 ft to the back fence.

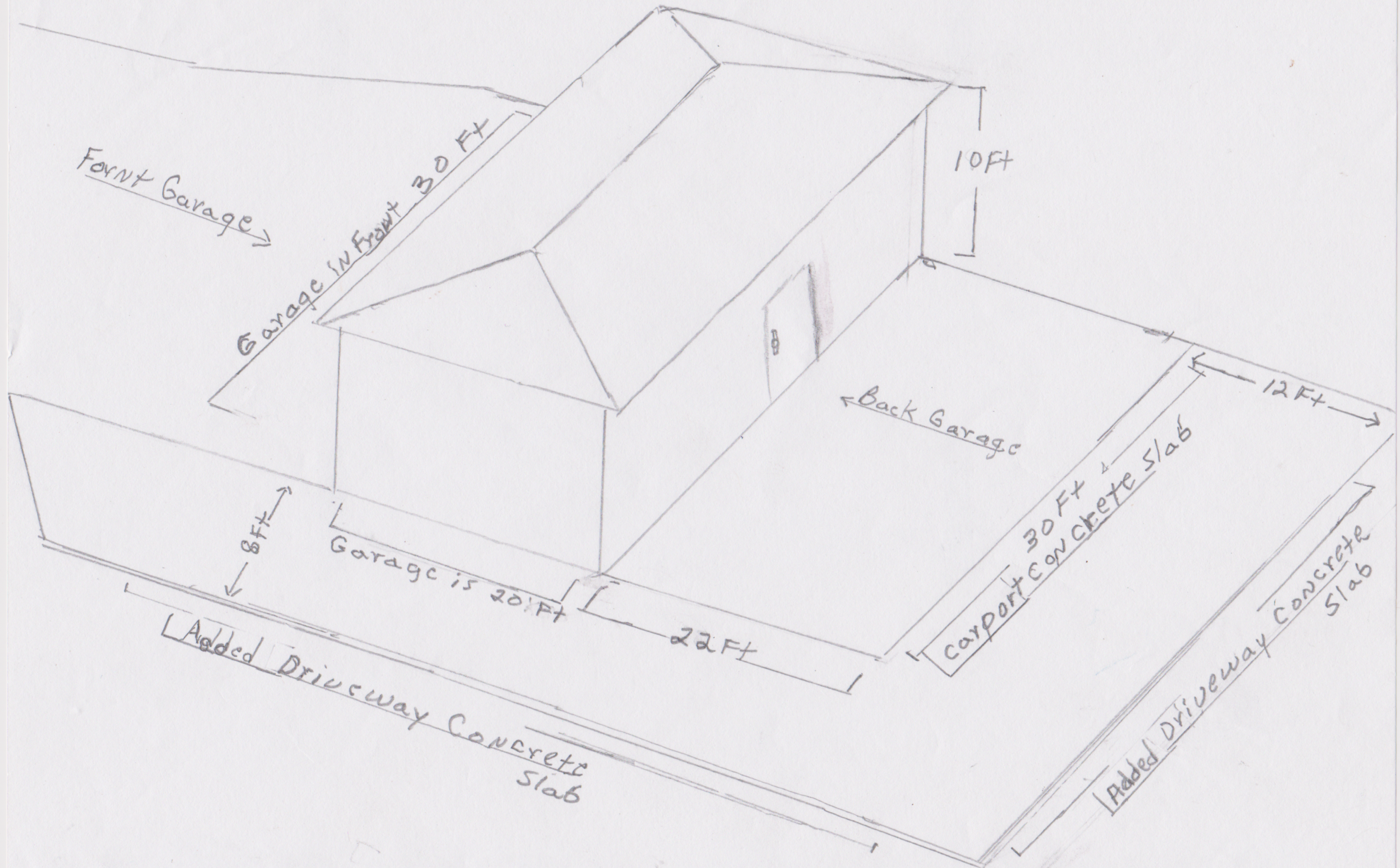
Thank you,

Larry Bouie

Build Car port



Garage
Carport will be built behind garage



SECTION 6300.E.6

6. An increase in the maximum allowable area or height, or a reduction in the minimum setback requirements for accessory buildings or structures.
 - a. Conditions of Approval:
 1. No special exception may be granted by the Board of Adjustment unless the building or structure is to be located on a lot of twelve thousand (12,000) square feet in size or larger.
 2. The Board may grant an increase in building area provided that the total building area resulting from the approval of the special exception shall not exceed four (4) percent of the square footage of the lot.
 3. The Board may grant an increase in height not to exceed twenty-four (24) feet for buildings or structures located on lots of one-half (0.5) acre to two (2) acres in size, and not to exceed thirty-five (35) feet for buildings or structures located on lots of two (2) acres in size or larger.
 4. The Board may grant a reduction in the minimum required setbacks to allow an accessory building to be located no closer than five (5) feet from the side property line and seven and one-half (7.5) feet from the rear property line, unless the accessory building or structure is intended to house or contain livestock, in which case the setbacks established in Section 7800.B.13 shall apply.
 5. To grant a special exception, the Board must find that there will be no negative impact to the abutting properties.



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 20-3658

Agenda Date: 8/5/2020

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Title

ZBA#20-006: Request for a Variance to Section 4500.B of the Zoning Ordinance to allow an addition to the house to encroach approximately 15 feet into the required 25-foot rear yard setback at 3205 Penny Lane; Adam and Ashley Coffman

Description/History

The applicants propose to build a 362 square foot garage addition onto the house. The addition will be located approximately 10 feet from the rear property line. The applicants are requesting a variance to allow the garage to encroach 15 feet into the required 25-foot rear yard setback.

Section 4500.B of the Zoning Ordinance requires a minimum 25-foot rear yard for residences in the PR District. PR District lots follow the same requirements as lots in the SF-12/22 District.

The purpose of a variance is to relieve hardship, not to confer benefits that are not enjoyed by neighboring properties. According to Section 8400.E.3 of the Zoning Ordinance, the Board may grant a variance if the following conditions are met:

- a. That the granting of the variance will not be contrary to the public interest; and
- b. That literal enforcement of the ordinance will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation or physical condition unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions; and
- c. That by granting the variance, the spirit of the Zoning Ordinance will be observed and substantial justice will be done.

Attachments:

Maps and supporting information

Site plan and exhibits

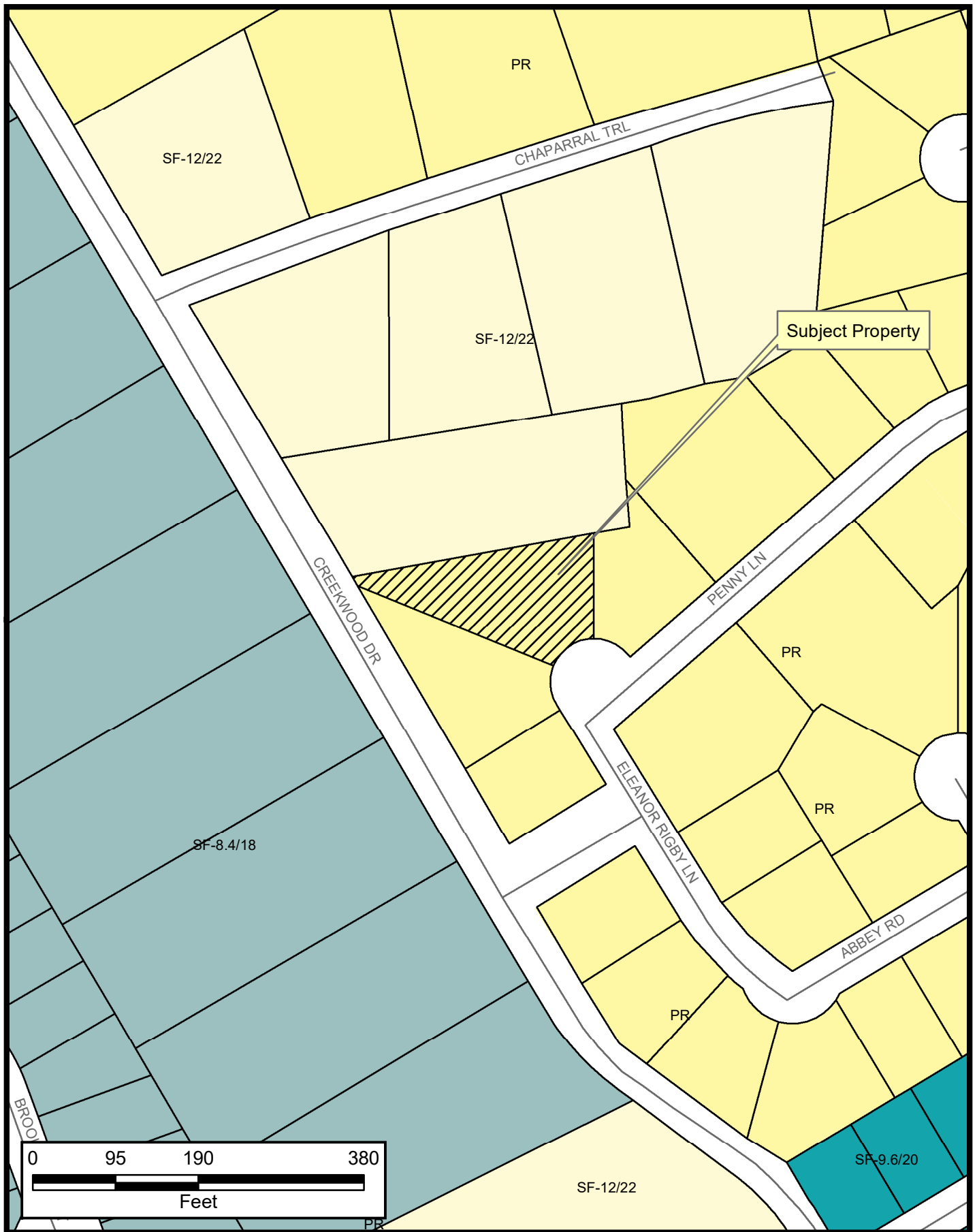
Provisions of Sections 4101.C and 4500.B



ZBA#20-006

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7/14/2020



ZBA#20-006

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7/14/2020

7/6/2020

Zoning Board of Adjustments
City of Mansfield
1200 E. Broad St.
Mansfield, Tx 76063

To ZBA,

We, Adam and Ashley Coffman, would like to submit for a variance from the ZBA for approval of the proposed attached garage addition (Exhibit 1). The address of the property is 3205 Penny Lane.

The current residence at 3205 Penny Ln has a 25' rear setback as-built. Per Exhibit 1, the request is to allow the proposed attached garage addition to utilize a 10' setback. Much consideration was given to honor the rear setback of Section 4500.B (Area, Setback, and Height Regulations. Additional consideration was also given to utilize a detached structure and have a Special Exception Section 6300.E.6.

Following the Residential Accessory and Storage Building guidelines, a detached garage accessory building could be located as close to 7.5' rear setback with an approved Special Exception. Based on the current building proximities of 120 Creekwood Dr. and 3205 Penny Ln, the proposed attached garage addition would be less impact for all parties when constructed as an attached addition.

Reasoning:

- 1) 3205 Penny Ln is south of 120 Creekwood Dr., which has zoning of SF-12/22 and has a 10' side setback that is adjacent to the rear-setback of 3205 Penny Ln. 3205 Penny Ln is zoned PR and has a 25' rear-setback that mirrors the 10' side setback of the northern property.
- 2) 3205 Penny Ln sits in a cul-de-sac and has narrow street frontage along with a shallow depth of 120.57' on the right property line. When constructed, these factors forced the current garage to be placed at the 25' rear setback.
- 3) There is an existing 8' board on board fence between 120 N. Creekwood and 3205 Penny.
- 4) By attaching the garage addition, visual impact to 120 N. Creekwood is lessened, as opposed to a detached structure that is 7.5' from the property line.

Per previous conversations with Joe Stivers, owner of 120 Creekwood Dr, he would approve of a garage addition with a 10' setback. At this point, both 120 Creekwood Dr and 3205 Penny Ln would share a property line where either side would have 10' setbacks.

The proposed attached garage addition would conform to maximum lot coverage, as an accessory building given the size of the property is 23,335 sqft.

Also attached to this variance request is an overhead picture showing the zoning of 3205 Penny Ln along with the adjacent properties as well as the neighborhood to the west (Arbors) and to the south (Lakes of Creekwood).

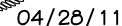
The addition would not change the essential character or appearance of the current residence and will not diminish or impair property values. The proposed construction is visible from only 2 lots.

Construction:

- 1) Construction of the proposed attached garage addition will be of same materials (brick facade with asphalt roof) as the existing residence, and will include architectural details such as rafter-tails to match the existing residence.
- 2) A matching stained cedar garage door will be used to match the existing garage doors.
- 3) The east wall of the proposed attached garage is offset behind the existing garage 1'6" so that the addition is not visible from Penny Ln.
- 4) The proposed garage will have a 10' plate as opposed to the 11'7" plate of the existing garage. This 19" shorter plate height will make the addition subordinate to the current garage. The new addition has a height of 21' 9" and will sit lower/behind than the 24' height of the current garage.

Thank you for your time and consideration,

Adam Coffman
Ashley Coffman



M/M
COFFMAN

MANSFIELD, TX
TARRANT COUNTY
3205 PENNY LANE
LOT 35 BLOCK 3
STRAWBERRY FIELDS PH. 2

DATE: 6-22-20

GENERAL NOTES:

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- 2. CONTRACTOR TO OBSERVE ALL AFFIXABLE STUDS AND LOGS. ALL STUDS AND CREDITS ARE TO BE:
- 1. ALL ELECTRICAL OUTLETS AT NET AREAS (INCL. GARAGE) TO BE 6" F.I.
- 4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE NEAR THE PORCH.
- 5. ALL GLAZING WITHIN 20" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOORS TO BE TEMPERED GLASS.
- 6. ALL GLAZING PANELS TO BE 1/2" MIN. THICK.
- 7. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NORMAL 4' X 8' (ACTUAL 3 1/2' X 7 1/2').
- 8. PROVIDE 110V, WIRED IN SERIES SMOKE DETECTORS OR PERR LOCAL CODE REQUIREMENTS.
- 9. SWIM AND DOCKING AREAS TO BE INDICATED ON PLANS AT MEN'S & DOOR LOCATIONS.

SHEET Title:

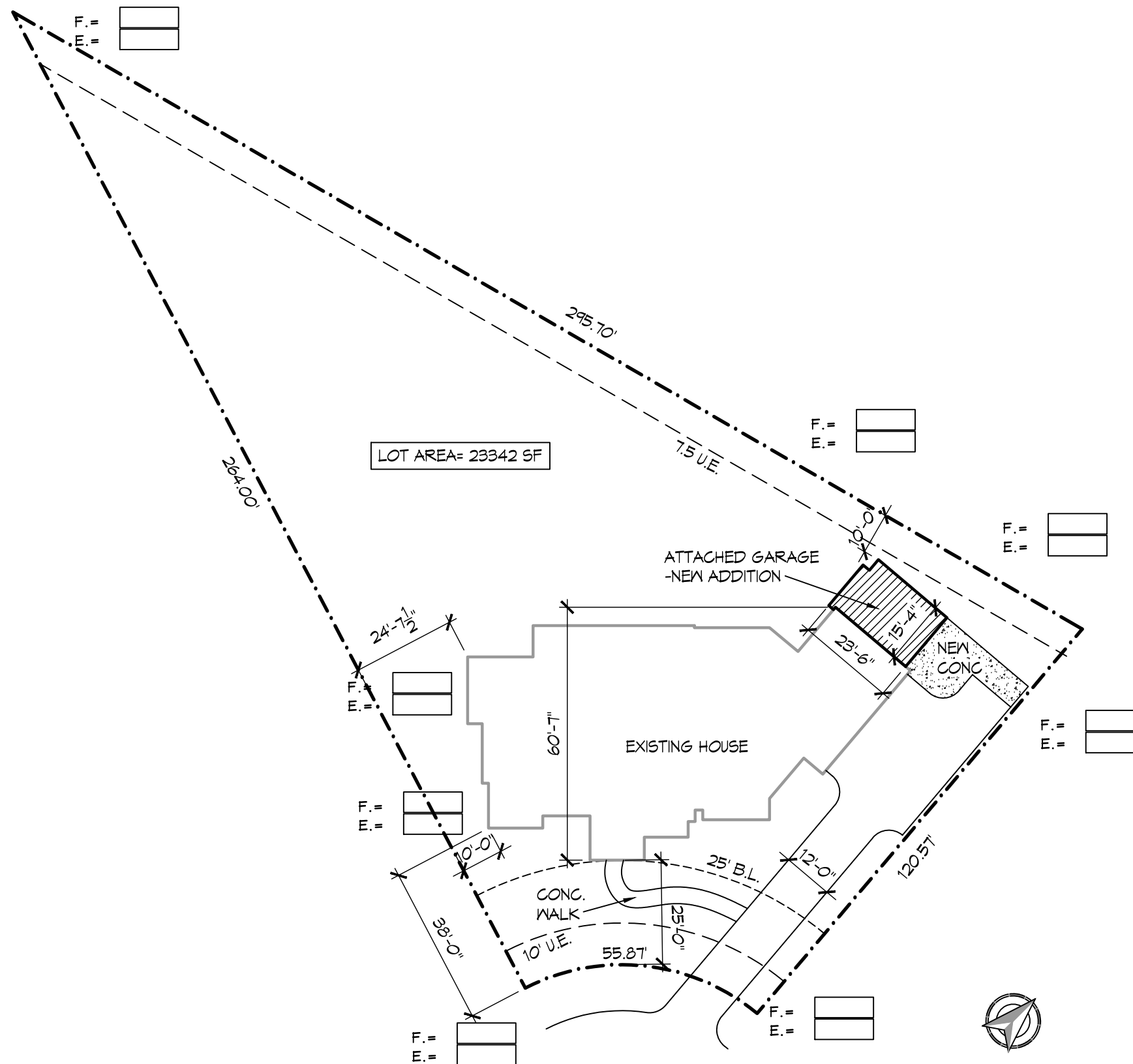
SITE PLAN
1" = 30'0"
EXHIBIT 1



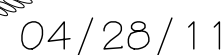
© COPYRIGHT 2010 NO. 10 DESIGN GROUP

SHEET No.:

S-1



3205 PENNY LANE



M/M
COFFMAN

DATE: 6-22-20

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE LOCAL AND NATIONAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT NET AREAS (INCL. GARAGE) TO BE 6' 6".
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. ALL GLAZING WITHIN 20' HORIZ. DISTANCE FROM EXTERIOR DOORS TO BE THERMALLY GLASS.
6. PLUMBING KITCHEN SINKS TO BE 26X6 STUDS.
7. ALL EXTERIOR DOORS TO BE 26X6 STUDS.
8. ALL BRICK: ALL DIMENSIONS ARE FOR NOMINAL 4" STUD (ACTUAL 3 1/2" STUD).
9. PROVIDE 10V LINE VOLTAGE SERIES SMOKE DETECTORS OR PER LOCAL CODE REQUIREMENTS.
4. WINDOW AND DOOR SIZES ARE AS INDICATED ON DRAWINGS.

SHEET Title:

EXHIBIT 1
FLOOR PLAN
& ELEVATIONS



No.10
DESIGN
GROUP

219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817 477 1329 METRO 817 477 3853 FAX

ARCHITECTS

© COPYRIGHT 2010 NO. 10 DESIGN GROUP

SHEET No.:

A1-1





SF-12/22

PR

10'

25'

PR

20'

PR

25'

WEST - Arbors
SF-8.4/18

SOUTH - Lakes of Creekwood
SF-9.6/20

ARTICLE 4 ZONING DISTRICT REGULATIONS

Section 4000. General Restrictions.

Except as hereinafter otherwise provided, no land or building shall be used, and no building, structure or improvement shall be made, erected, constructed, moved, altered, enlarged or repaired, for any purpose or in any manner except in accordance with the requirement established in the district in which such land, building, structure, or improvement is located, and in accordance with the provisions of this ordinance.

Section 4001. Residential Use Restrictions.

Whenever the specific district regulations pertaining to one district permit residential uses of a more restrictive district, such residential uses shall be subject to the conditions as set forth in the regulations of the more restrictive district unless otherwise specifically stated. For the purpose of this Ordinance, the level of restrictions shall be in the order of districts listed in Section 3100, with the "A", Agricultural District as the most restrictive to the "I-2", Heavy Industrial District as the least restrictive.

Section 4002. General Purpose and Description Provisions.

Paragraphs included within the district regulations in Article 4 hereof entitled "General Purpose and Description" contain general descriptive information to provide the reader with a conceptual understanding of the general legislative intent of the district indicated. The provisions of such paragraphs are directory and not mandatory.

Section 4101. PR, Pre-Development District Regulations.

- A. **General Purpose and Description:** To identify areas that will ultimately be developed for residential, commercial or industrial purposes. This zoning classification does not infer any specific indication of future land uses other than its projection for some form of residential, commercial or industrial development. The actual zoning classification for properties in these areas will be converted to a residential, commercial or industrial zoning district classification at the initiation of the development process by a properly filed zoning change request to be evaluated in conformance with the City's Zoning Ordinance. The zoning classification selected will be determined based upon normal zoning change review criteria to include the City's then current Land Use Plan, Thoroughfare Plan, and the developer's projected uses.
- B. **Permitted Uses:** Uses permitted in the PR District shall be the same as those permitted in the SF-12/22 District.
- C. **Area and Height Regulations:** Area and height regulations in the PR District shall be the same as those provided for the SF-12/22 District.

Section 4102. A, Agricultural District Regulations.

- D. **General Purpose and Description:** To establish and preserve agricultural areas for those agricultural uses which are compatible with nearby urban development.
- E. **Permitted Uses:** Uses permitted in an A, Agricultural District are set forth in Section 4400.

SECTION 4500B. AREA AND HEIGHT REGULATIONS. 1.) RESIDENTIAL DISTRICTS:

Zoning District ⁶	Minimum Lot Area per Dwelling Unit (Sq. Ft.)	Minimum Floor Area Per Unit (Sq. Ft.)	Maximum Lot Coverage	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Minimum Front Yard (Feet)	Minimum Rear Yard (Feet) ¹	Minimum Interior Side Yard (Feet) ¹	Minimum Exterior Side Yard (Feet)		Maximum Height (Feet)	Minimum Masonry Construction ⁶
									backing up to an abutting side yard	backing up to an abutting rear yard		
A	2 acres	2,200	15%	150	200	40	15	25	25	25	35	See Section 4600
SF-12/22	12,000	2,200	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,000	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	1,800	45%	70	110	25	15	10	20	15	35	
SF-7.5/16	7,500	1,600	45%	65	110	25	15	5 & 10 ²	20	15	35	
2F	3,750	1,000	45%	65	110	25	15	5 & 10 ²	20	15	35	
MF-1	3,630	See Sec. 4500F	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
MF-2	2,420	See Sec. 4500F	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
SF-5AC/24	5 acres	2,400	15%	200	200	45	35	20	45	20	35	See Section 4600
SF-8.4/16	8,400	1,600	45%	70	110	25	15	5/7.5 ⁵	20	15	35	
SF-7.5/18	7,500	1,800	45%	65	110	25	15	5/7.5 ⁵	20	15	35	
SF-7.5/12	7,500	1,200	45%	65	110	25	15	5/7.5 ⁵	20	15	35	
SF-6/12	6,000	1,200	45%	60	100	25	15	0/10 ⁵	20	15	35	

Footnotes:

¹ Refer to Section 7400C for minimum rear or side yard requirement on residential lots abutting property in an OP, C-1, C-2, C-3, I-1 or I-2 zoning classification.

² Requires two side yards to have a combined total of not less than 15' with a 5' minimum on one side and a 10' minimum on the other side.

³ Notwithstanding the above, townhomes, apartments and multi-family dwellings in MF-1 and MF-2 Districts, when located adjacent to other residential districts that do not permit multi-family dwellings, shall setback from the property line along such other residential districts four (4) feet for every one (1) foot of building height. See additional landscaping requirements in Section 7300 that may affect the building setback.

⁴ Multi-family dwelling units in MF-1 and MF-2 Districts shall not be higher than 35' or two stories, whichever is less.

⁵ For single-family detached dwellings located in SF-8.4/16, SF-7.5/18, SF-7.5/12 and SF-6/12 Districts, the minimum interior side yard shall be five (5) feet for one-story units and seven and a-half (7.5) feet for units with more than one-story. Zero-lot-line dwellings in SF-6/12 District shall comply with the provisions in Section 4500C.10.