Amendments to Appendix A – Zoning Ordinance

Article 2. Nonconformance

Section 205. Single nonconforming recorded lots

This section has been changed significantly. The former sections (207 & 208) that provided reduced setbacks have been deleted from the ordinance. The amended provision now provides setbacks for structures to be reduced and lot coverage requirements to be increased by the same proportion as the lot area of the substandard lot is to the minimum lot area requirement of the zoning district in which the lot is located. See below examples of calculating proportionate setbacks and maximum lot coverage for substandard lots:

Reduced Setback Equation:

\[ \text{Substandard lot area (sq ft)} \div \text{conforming lot area (sq ft)} \times \text{Conforming yard setback} = \text{Reduced Setback} \]

Increased Lot Coverage Equation:

\[ \text{Substandard lot area (sq ft)} \div \text{conforming lot area (sq ft)} = \text{Percent of required lot area. The remaining percentage is the undersized percentage for lot. Undersize percentage (remember to add 1.)} \times \text{maximum lot coverage (20% or 25%)} = \text{Increased maximum lot coverage} \]

Example A:

Lot is 8,600 square feet in area and located in R40 zoning district, where dimensional regulations require 40,000 square feet of land area.

Principal structure front setback for R40 zoning district is 40.’

The lot is 21.5% of the required lot area \((8,600 \div 40,000 = 0.215)\), therefore the setbacks shall be reduced accordingly.

The front setback is 40’, so proportionate reduction \((40’ \times 0.215) = 8.6’ \text{ front yard setback}\)

Example B:

Lot is 12,600 square feet in area and located in the R80 zoning district, where dimensional regulations allow no more than 20% of lot area be covered by buildings.

The lot is 15.75% of the required lot area \((12,600 \div 80,000 = .1575)\), so it is 84.25% undersized, therefore lot coverage shall be increased accordingly.

The maximum lot coverage is 20%, so proportionate increase \(20% \times 1.8425%) = \text{36.85% maximum lot coverage by buildings.}\