

DISCUSS a proposed ordinance making zoning changes related to dimensional requirements in residential zoning districts.

The Commissioners reviewed the proposed ordinance concerning the change to certain dimensional requirement in residential districts and proposed further changes:

1. Change title from Lot Coverage to Natural Area, Floor Area Ratio and Lot Coverage.
2. Reorganize Section 270-21 so it reads better.
3. Add that no part of the required off-street parking shall be considered as natural area.
4. Add that a maximum of 1,000 square feet of a basement may be excluded from the gross floor area.
5. Change that the first-floor joists must not exceed eight feet, and the bottom of the joists must not be at a height of more than three feet.
6. Add that for properties incorporating an a swimming pool, the total FAR shall not exceed 0.40.
7. Add that in the R-1 and R-2 Districts where a pool is included, the FAR of the residence structure combined with all accessory structures shall not exceed 0.50.
8. Add that a single-family home in the R-1 and R-2 Districts shall not exceed a maximum of 4,500 square feet, and a single-family home in the R-1(S) District shall not exceed a maximum of 6,000 square feet.
9. Add that in the ER District, the maximum coverage standards shall not exceed that given in the table.
10. Strike total lot coverage shall also include requirement off-street parking.

After lengthy discussion regarding the number of off-street parking spaces, the Commissioners recommended that the workgroup should look into providing options where bedrooms or bathrooms are considered. The workgroup will look at the R-2 Zoning District to see if there are unintended consequences with regard to proposed ordinance. Currently, the issues to be addressed are occupancy, bathrooms or bedrooms related to parking, and curb-cuts.

The next Workshop Meeting will be held on June 8, 2015 at 9:00 a.m.

There being no further business, Mayor Cooper adjourned the meeting at 4:20 p.m.

Respectfully submitted,

(Lorraine Zellers, Secretary)