Zoning Board of Adjustments - Regular Meeting
July 2, 2025 - 5:30 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. WORK SESSION - 5:30 P.M.
Multipurpose Room, City Hall

A. Presentation by the City Attorney regarding the Roles and Responsibilities of the Zoning Board of Adjustments

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION
Council Chambers, City Hall

4. ELECTION OF VICE-CHAIR

5. APPROVAL OF MINUTES

25-881 Minutes - Approval of the September 4, 2024, Zoning Board of Adjustments Meeting Minutes
Attachments:
1. 9-4-24 DRAFT Minutes

6. PUBLIC HEARINGS

25-882 ZBA#25-001: Request for Special Exceptions under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with a height of approximately 11 feet to have a side setback of 5 feet on property located at 2082 Harris Ln.; Chris Barakat, owner
Attachments:
1. Maps and Supporting Information
2. Site Plan and Exhibits
3. Provisions of Section 155.082(E)(6)

25-883 ZBA#25-002: Request for a variance to Section 155.055(B)(1) of the Mansfield Code of Ordinances to allow an attached carport to encroach approximately 4.5 feet into the required 7.5-foot side yard setback on property located at 1527 Inverness Road; Mr. and Mrs. Slawson, owners
Attachments:
1. Maps and Supporting Information
2. Applicants Letter and Photo
3. Regulatory Compliance Violation Notice
4. Provisions of Section 155.055(B)(1)

7. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on June 26, 2025, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

_____

Clarissa Carrasco, Planning Technician

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
Staff Report

Item ID: 25-881

Agenda Date: July 2, 2025

Title
Minutes - Approval of the September 4, 2024, Zoning Board of Adjustments Meeting Minutes

Description/History
Meeting minutes from the September 4, 2024, Zoning Board of Adjustments meeting.

Strategic Initiative

Recommendation
Staff recommends approval of the meeting minutes as presented.

Funding Source
N/A

Prepared By
Clarissa Carrasco, Planning Technician - (817) 276-4229

CITY OF MANSFIELD

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

Meeting Minutes - Draft

Zoning Board of Adjustments

Wednesday, September 4, 2024 | **6:00 PM** | **City Hall Council Chambers**

1. CALL TO ORDER

Chairman Jones called the meeting to order at 6:01 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, with the following present:

Staff Present:
Shirley Emerson, Planner
Helina Sarkodie-Minkah, Planner

Board Members:

Absent 2 - James Menefee and Eric Peterson

Present 5 - Patrick Kelly Jones;Tammy Miller;Eddilisa Martin;Noel Rendon and Katt Watton

2. APPROVAL OF MINUTES

24-6166 Minutes - Approval of the October 4, 2023, Zoning Board of Adjustments Meeting Minutes

Board Member Miller made a motion to approve the meeting minutes as presented. Board Member Martin seconded the motion which carried by the following vote:

Aye: 5 - Patrick Kelly Jones; Tammy Miller; Eddilisa Martin; Noel Rendon and Katt Watton

Nay: 0

Absent: 2 - James Menefee and Eric Peterson

Abstain: 0

3. PUBLIC HEARINGS

24-6165 ZBA#24-001: Request for a variance to Section 155.055(C)(12) and Section 155.099(B)(5)(k) of the Code of Ordinances to allow an accessory building in the required front yard and to allow a reduction in the minimum 75' setback from the front property line for an accessory building at 1102 Palm Street; Tuan Dao, Owner

Tuan Dao, applicant, 1102 Palm Street, presented the case.

Chairman Jones opened the public hearing at 6:15 p.m. and called for anyone wishing to speak to come forward.

Bill Steen, 224 Laurel Street, spoke in favor of the case.

Donna Shores, 1105 Palm Street, spoke in favor of the case.

Paul Roberts, 1097 Palm Court, spoke in favor of the case.

Josue Ramos, 1092 Palm Court, spoke in favor of the case.

Seeing no one else come forward to speak, Chairman Jones closed the public hearing at 6:17 p.m.

Board Member Rendon made a motion to approve the case. Board Member Watton seconded the motion which carried by the following vote:

Aye:	5 -	Patrick Kelly Jones; Tammy Miller; Eddilisa Martin; Noel Rendon and Katt Watton
Nay:	0	
Absent:	2 -	James Menefee and Eric Peterson
Abstain:	0	

4. ADJOURNMENT OF MEETING

With no further business, Chairman Kelly adjourned the meeting at 6:25 p.m.

_____
Kelly Jones, Chairman

ATTEST:

_____
Shirley Emerson, Planner

City of Mansfield
Staff Report

Item ID: 25-882

Agenda Date: July 2, 2025

Title
ZBA#25-001: Request for Special Exceptions under Section 155.082(E)(6) of the Code of Ordinances to allow an accessory building with a height of approximately 11 feet to have a side setback of 5 feet on property located at 2082 Harris Ln.; Chris Barakat, owner

Description/History
The applicant is requesting a Special Exception to allow an accessory building to have a side setback of 5 feet instead of the required 9 feet.The new structure will be approximately 11 feet in height.

The Board may grant a Special Exception under Section 155.082(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 42,340 square feet (0.972 acres) according to the plat.
2. The applicant is not requesting an exception for the building area. The size of the new structure is less than 2% of the total square footage of the property area.
3. The applicant is not requesting an exception to the building height. The height of the new structure is approximately 11 feet.
4. The applicant is requesting a reduction to the setback requirements for the proposed building. The minimum side setback allowed for an accessory structure which is 11 feet or higher is 9 feet. The Board may grant a Special Exception to allow a reduction in the minimum required side setback to allow an accessory structure to be located no closer than 5 feet.
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 dwelling or business purposes.

Strategic Initiative

Recommendation

Funding Source

Prepared By

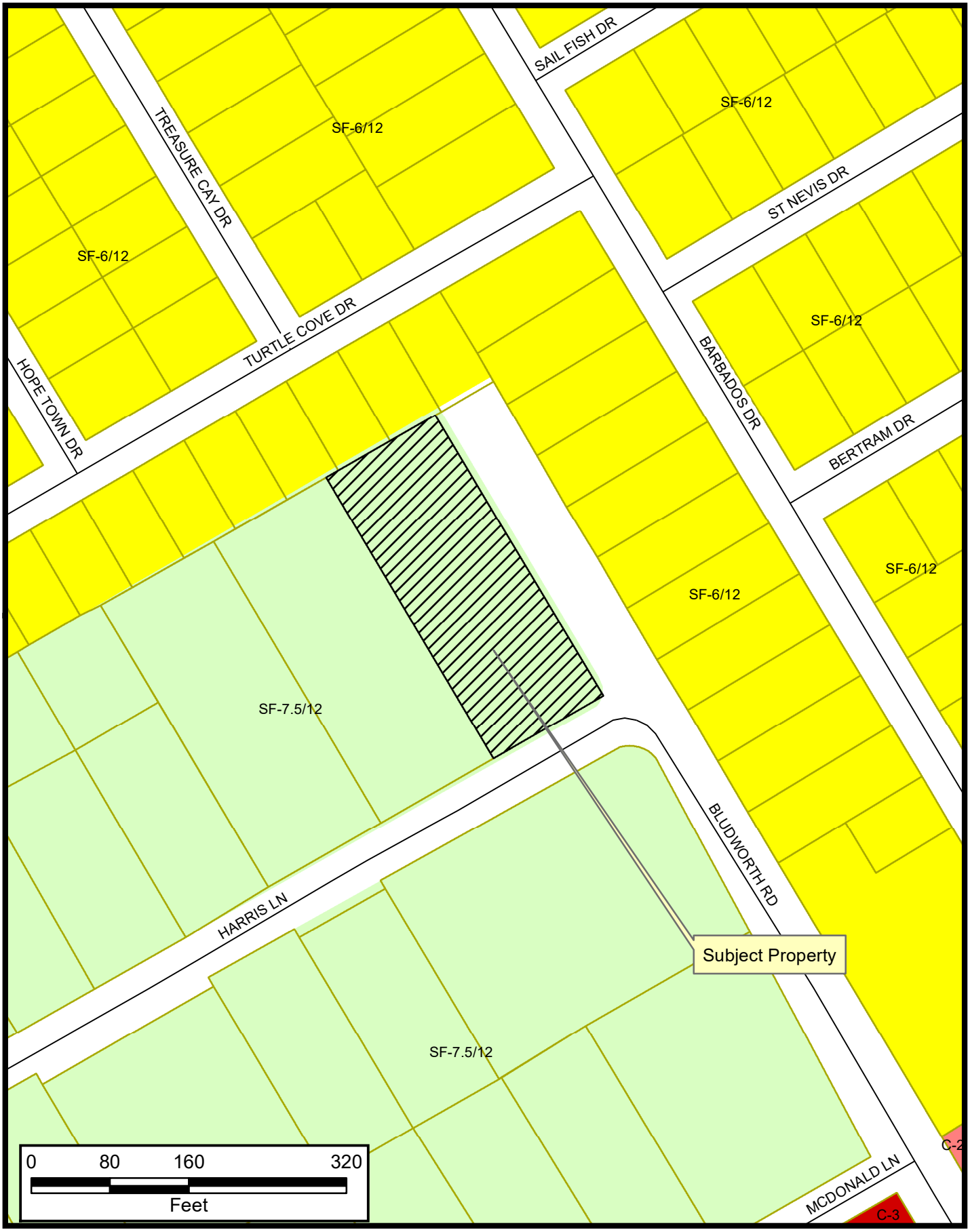
Shirley Emerson, Planner I - (817) 276-4259

MANSFIELD TEXAS

ZBA 25-001

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.

6/10/2025



MANSFIELD TEXAS

ZBA 25-001

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6/10/2025

CURRENT PHOTOS

Rd
1700

79823
28789

To: City of Mansfield - Planning & Zoning Department

Address: 1200 E Broad St, Mansfield, TX 76063

Date: May 31, 2025

RE: Special Exception Request for Side Setback - Storage Shed at 2082 Harris Ln, Mansfield, TX 76063

Dear Planning Department and Board of Adjustment,

My name is Chris Barakat, and I am the homeowner at 2082 Harris Ln in Mansfield, TX. I am writing to formally request a special exception from the required 9-foot side setback to allow the construction of a 24 ft. x 30 ft. metal storage shed on my property.

After careful planning and consultation, I have identified several unique circumstances that create a hardship in complying with the full 9-foot setback requirement:

1. Conflict with Existing Septic System

The current location of our septic system and cleanout line falls directly beneath the proposed site if the full setback were enforced. This creates potential safety risks and may violate health regulations, as well as impede necessary access for maintenance.

2. Conflict with Planned Water Well Location

We plan to install a water well for irrigation purposes. Texas environmental regulations require minimum distances between septic systems and wells. Maintaining the 9-foot setback would interfere with the ability to meet these critical separation requirements.

3. Environmental Impact - Tree Preservation

There are approximately 35 mature trees located in the backyard. Strict adherence to the setback would require the removal or disturbance of a significant number of these trees, resulting in unnecessary environmental damage and loss of natural aesthetics.

4. Adjacent Unused Right-of-Way

The side of our property borders an undeveloped public right-of-way that is more than 60 feet wide and over half an acre in size. It is not currently used for utilities, traffic, or public access. Placing the shed closer to this boundary would not negatively impact visibility, infrastructure, or neighboring properties.

Given these unique characteristics and constraints, I respectfully request a special exception to reduce (or waive) the side setback requirement. This adjustment would allow for safe, environmentally responsible, and minimally disruptive placement of the proposed shed.

I am happy to provide a site survey, photographs, and any other supporting documentation upon request. I also welcome the opportunity to discuss this request in more detail with city staff or the Board of Adjustment.

Thank you for your time and consideration.

Sincerely,

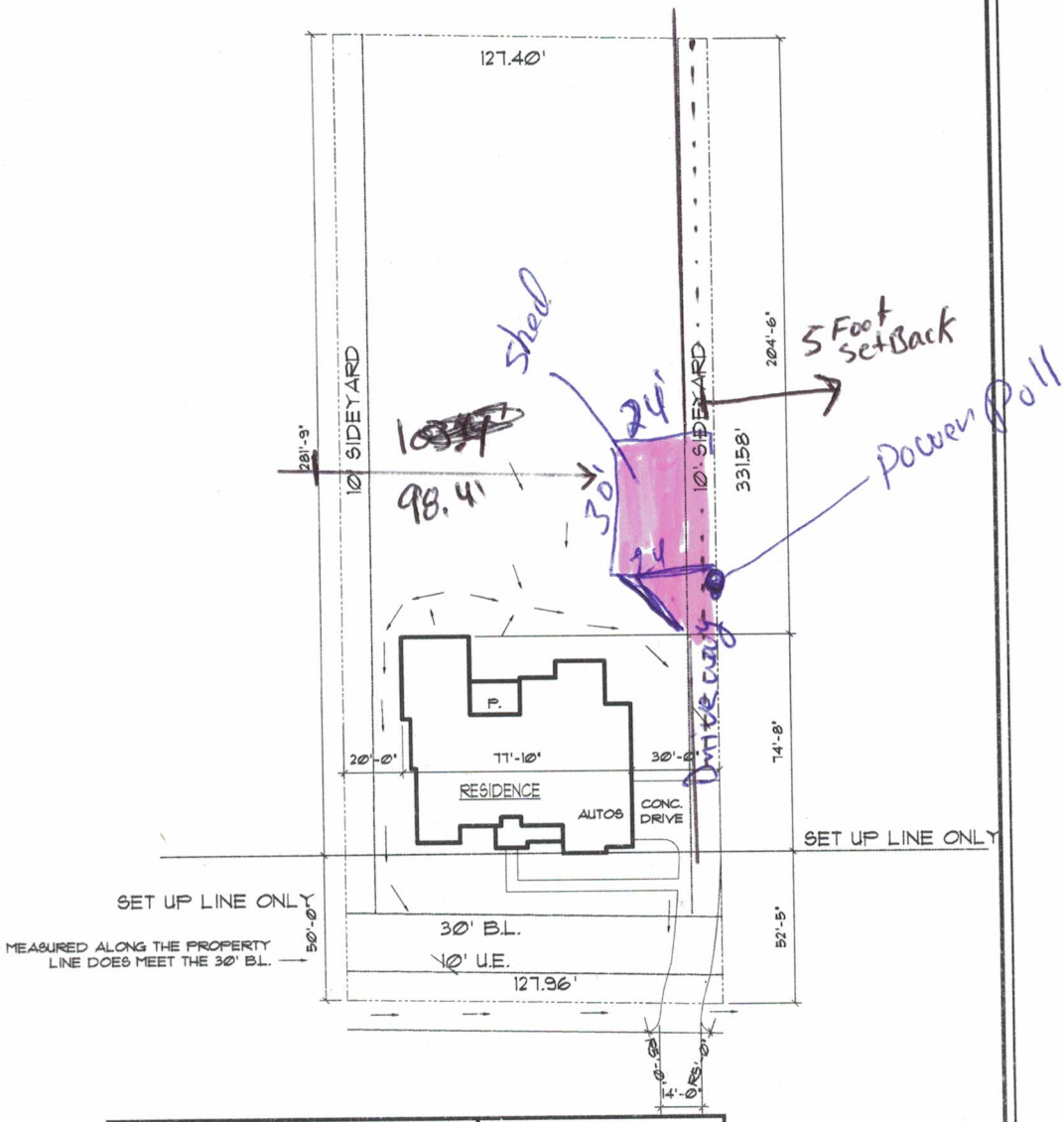
Chris Barakat

2082 Harris Ln

Mansfield, TX 76063

Phone: 817-291-9852

Email: baherb2003@yahoo.com



PLOT PLAN

SCALE: 1"=40'

2082 HARRIS LANE
LOT 3 BLOCK 1
L.HARRIS ADDITION
CITY OF MANSFIELD
TARRANT COUNTY TEXAS

JOB: 8867	REV.#	REV. DATE:
DATE: 3/17/21	NA	NA

NORTH

THE PLAN FACTORY

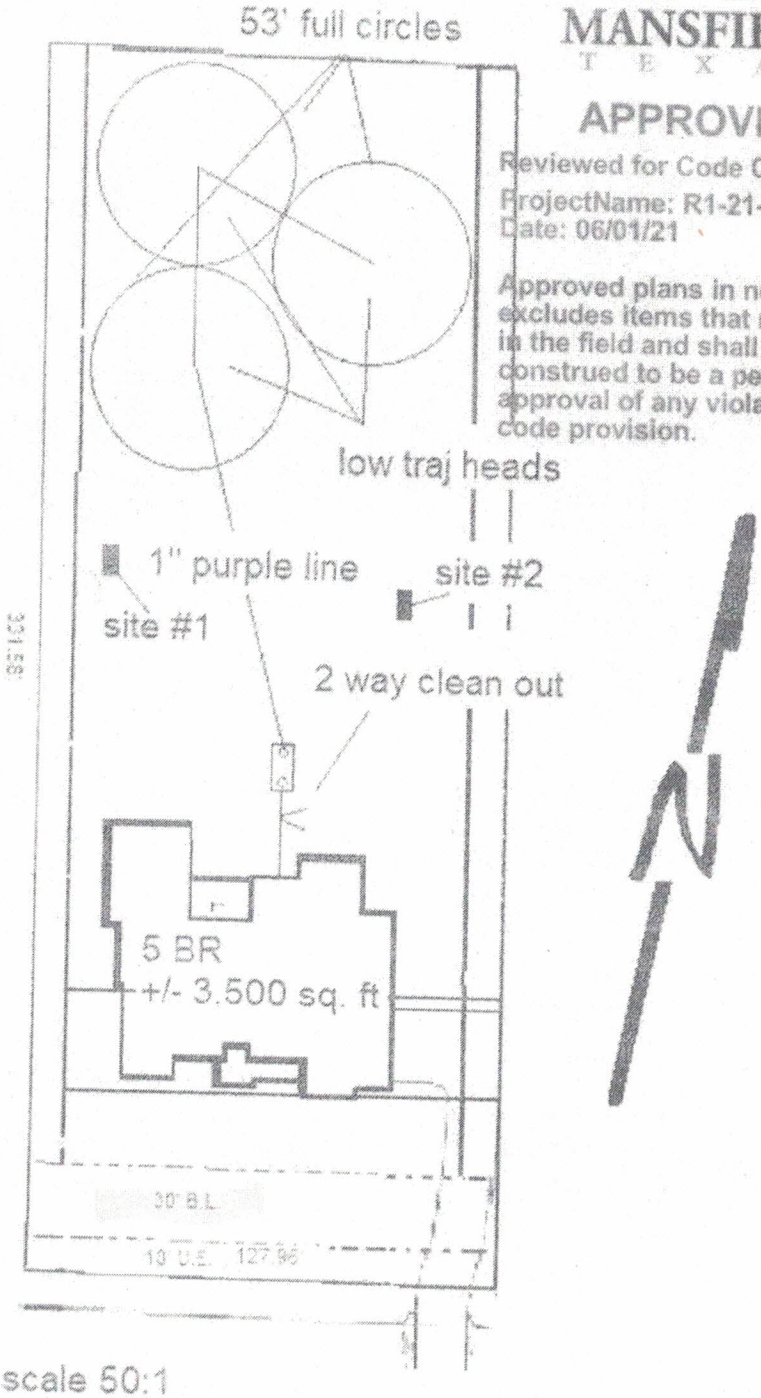
IT SHALL BE THE FULL RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND ADJUST IF REQUIRED

2083 Harris Ln. Mansfield, TX 76063

MANSFIELD
TEXAS

APPROVED
Reviewed for Code Compliance
ProjectName: R1-21-02136
Date: 06/01/21

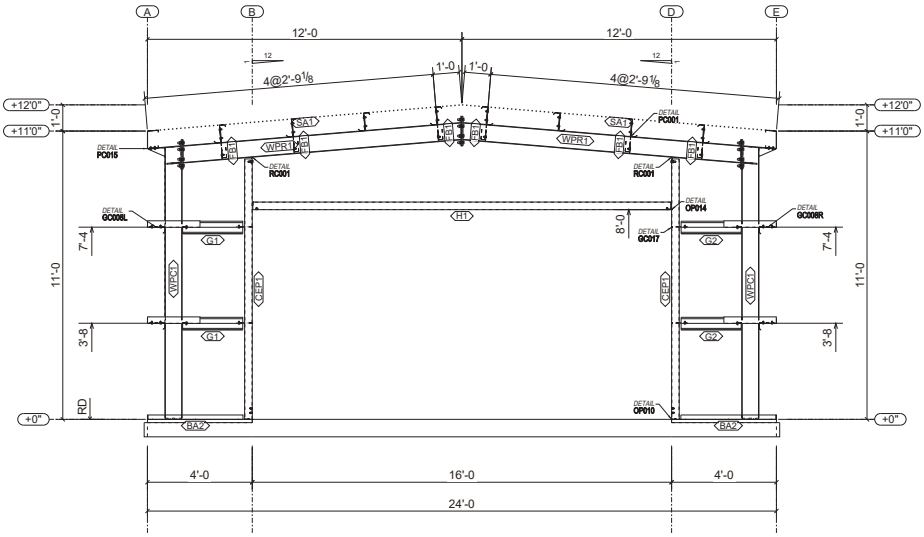
Approved plans in no way excludes items that may be found in the field and shall not be construed to be a permit or approval of any violation of any code provision.



scale 50:1

5/3/2021

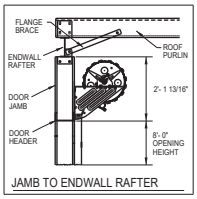
William A. Cameron
Professional Sanitarian
3530
License Expires 06/30/21



WALL ELEVATION AT GRID 1

THIS ENDWALL FRAME IS NOT EXPANDABLE

NOTE
Due To Rafter Depth at Door Location, There is Potential Interference With Door Clearances Due to Strucural Bracing. Customer Must Confirm Door Type Along With Any Clearance Issues Prior To Returning These Approvals To Mueller Inc.



JAMB TO ENDWALL RAFTER

Bill of Materials				
Qty	Mark	Profile	Finish	Length
2	WPC1	W8X10	RO	
2	WPR1	W8X10	RO	
2	CEP1	8X35C12	RO	9'-11 1/4"
2	BA2	L4X2X14GA	RO	3'-7 1/2"
6	FB1	2X2L12	RO	2'-6"
2	G1	8X25Z16	RO	2'-3 1/2"
2	G2	8X25Z16	RO	2'-3 1/2"
1	H1	8X35C14	RO	15'-11 1/2"

Component Bolt Table			
Detail ID	Connected Assemblies	Conn. Clip	Bolt Description
RC001	↓	↓	
	WPR1 → CEP1		2 ~ 5/8" x 2" A325N
	WPR1 → CEP1		2 ~ 5/8" x 2" A325N

RUD Install Video **RUD Install Manuals**

For additional help with installation of your building, please visit our website:
www.muellerinc.com/downloads/download-manuals

ALL ENDWALL COLUMNS AND JAMBS ARE DESIGNED AS "POSTS" AS DEFINED BY OSHA AND ARE NOT INTENDED TO BE CLIMBED ON UNTIL FULLY BRACED.

F-2689
STATE OF TEXAS
BRIAN D. CAMPBELL
93794
LICENSED PROFESSIONAL ENGINEER
03/07/2025

REV	DATE	DESCRIPTION
0	03/07/2025	For Construction

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: WALL ELEVATION AT GRID 1
CUSTOMER NAME: Chris Barakat
END USER: Chris Barakat
SCALE: 1:20
SALESMAN: Taylor Jones
JOBSITE ADDRESS: 2082 Harris Ln Mansfield, TX 76063

DETAILER	CHECKER	DATE	JOB #	DWG #	REV.
NSS	JDZ	03/07/2025	7078917	E4	0

SECTION 155.082(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
Staff Report

Item ID: 25-883

Agenda Date: July 2, 2025

Title
ZBA#25-002: Request for a variance to Section 155.055(B)(1) of the Mansfield Code of Ordinances to allow an attached carport to encroach approximately 4.5 feet into the required 7.5-foot side yard setback on property located at 1527 Inverness Road; Mr. and Mrs. Slawson, owners

Description/History
The applicant constructed a carport addition to their home without obtaining the necessary permits. Following a complaint, the Department of Regulatory Compliance investigated and issued a notice of violation to the applicant on March 31, 2025.

The applicant is now seeking a variance from the side yard setback requirement in order to retain the attached carport in its current location. Due to the carport's encroachment into the side property line, a building permit cannot be issued unless a variance is approved by the Board.

The carport is attached to the house, with an area of approximately 200 square feet and a height of 8 feet. The property is zoned SF-7.5/16, which requires a minimum side yard setback of 7.5 feet under Section 155.055(B)(1) of the Code of Ordinances. According to the applicant, the carport is located approximately 3 feet from the side property line, resulting in a 4.5-foot encroachment.

The purpose of a variance is to relieve hardship, not to confer benefits that are not enjoyed by neighboring properties. According to Section 155.113 of the Code of Ordinances, 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

Strategic Initiative

Recommendation

Funding Source

Prepared By
Shirley Emerson, Planner I - (817) 276-4259

MANSFIELD TEXAS

ZBA#25-002

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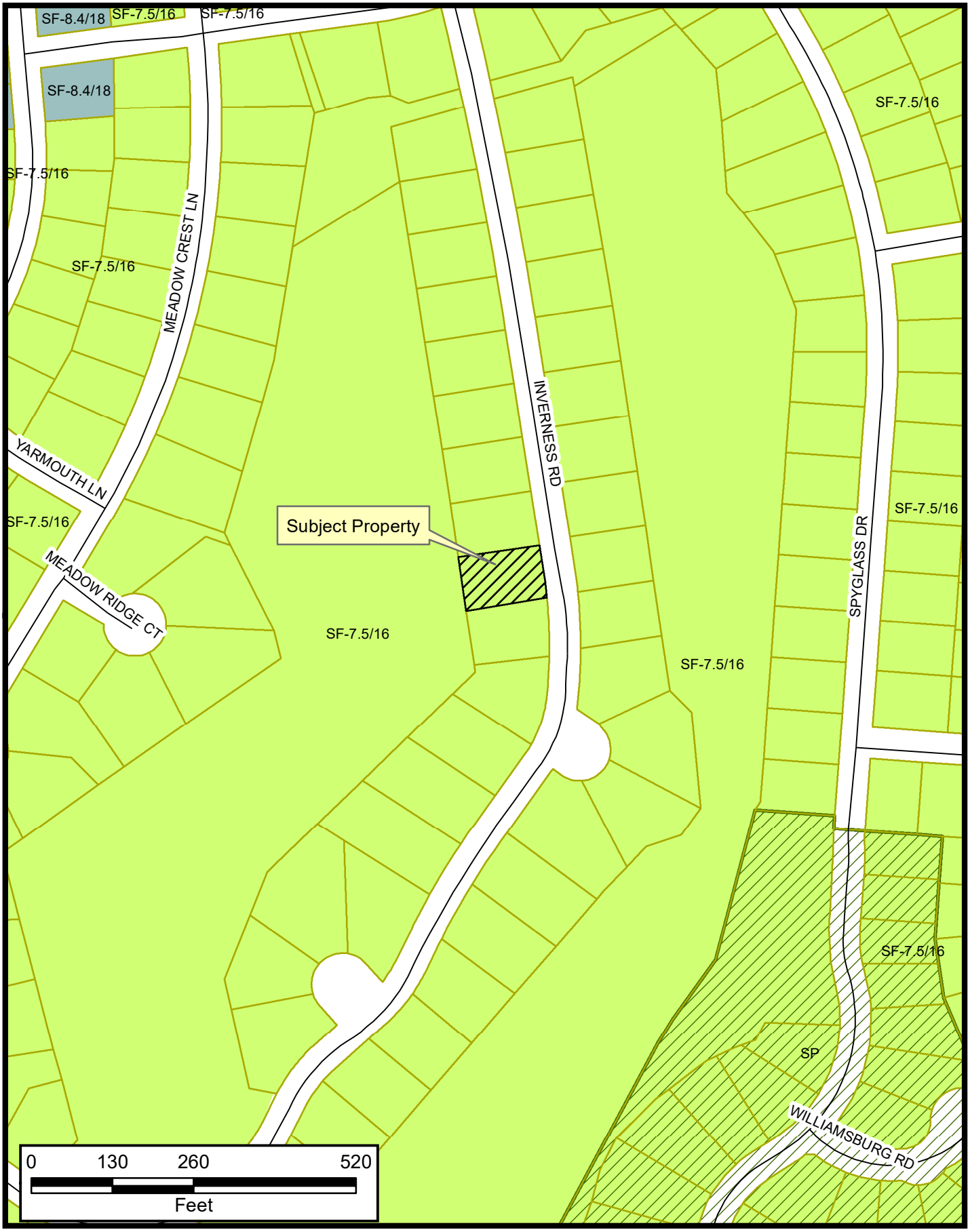
6/18/2025



MANSFIELD TEXAS

ZBA#25-002

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6/18/2025

Property Owner Notification for ZBA#25-002

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
MCGEHEE, HENRY SURVEY	A 998	WALNUT CREEK MANAGEMENT CORP	PO BOX 2539	SAN ANTONIO, TX	78299
WALNUT CREEK VALLEY ADDITION	BLK 17	SUTTON, DANIEL	1523 INVERNESS RD	MANSFIELD, TX	76063-2962
WALNUT CREEK VALLEY ADDITION	BLK 17	MILES, DENNIS D	1521 INVERNESS RD	MANSFIELD, TX	76063-2962
WALNUT CREEK VALLEY ADDITION	BLK 17R	WOODS, MARK L	1533 INVERNESS RD	MANSFIELD, TX	76063-2962
WALNUT CREEK VALLEY ADDITION	BLK 17R	CORNELL, JAMES	1531 INVERNESS RD	MANSFIELD, TX	76063-2962
WALNUT CREEK VALLEY ADDITION	BLK 17R	STOUS, TYSON	1529 INVERNESS RD	MANSFIELD, TX	76063
WALNUT CREEK VALLEY ADDITION	BLK 17R	SLAWSON, MONTIE	1527 INVERNESS RD	MANSFIELD, TX	76063-2962
WALNUT CREEK VALLEY ADDITION	BLK 17R	STEPP, NANCY D	1525 INVERNESS RD	MANSFIELD, TX	76063-2962
WALNUT CREEK VALLEY ADDITION	BLK 18	PICKENS, RAY	1524 INVERNESS RD	MANSFIELD, TX	76063-2961
WALNUT CREEK VALLEY ADDITION	BLK 18R	WOOTON, CHARLOTTE GAYLE	1534 INVERNESS RD	MANSFIELD, TX	76063-2961
WALNUT CREEK VALLEY ADDITION	BLK 18R	EASTMAN, MICHAEL	1532 INVERNESS RD	MANSFIELD, TX	76063-2961
WALNUT CREEK VALLEY ADDITION	BLK 18R	WALKER, BOBBY D	1530 INVERNESS RD	MANSFIELD, TX	76063-2961
WALNUT CREEK VALLEY ADDITION	BLK 18R	JOHNSON, SYLVESTER	1528 INVERNESS RD	MANSFIELD, TX	76063
WALNUT CREEK VALLEY ADDITION	BLK 18R	WHITE, KENTON	1526 INVERNESS RD	MANSFIELD, TX	76063

BEFORE PHOTOS

CURRENT PHOTOS

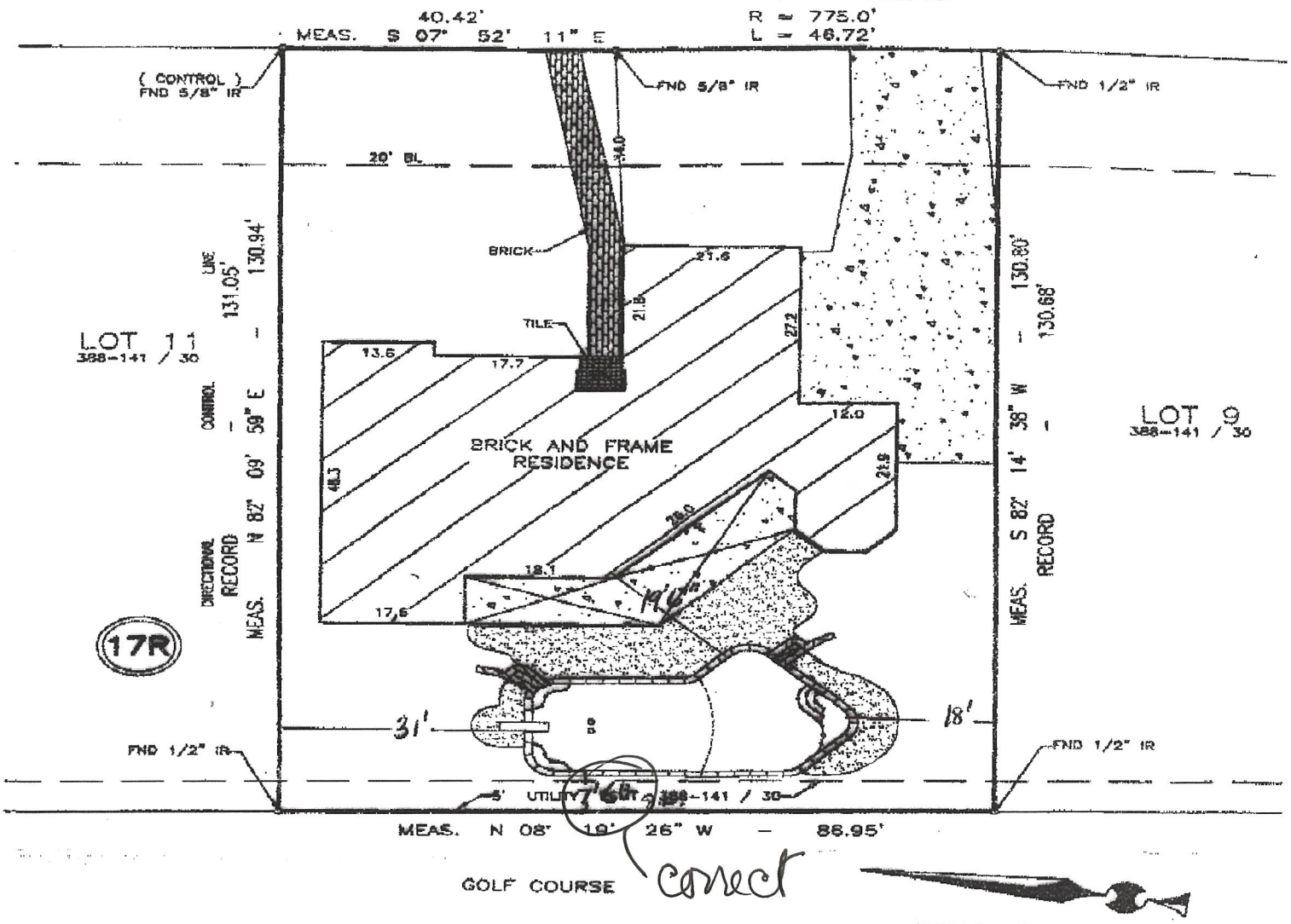
FORD
TKB-9114

Reference No: 5267 G. F. No: MN 283566 JFW
Title Co: ALAMO TITLE COMPANY
Purchaser: SLAWSON

PROPERTY DESCRIPTION

Lot 10, Block 17-R, SECTION VII, PHASE II, WALNUT CREEK VALLEY, an Addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Volume 388-141, Page 30, Plat Records, Tarrant County, Texas.

SURVEY HAS BEEN REVIEWED AND ACCEPTED
Date
Buyer
Buyer Kimberly M. Slawson



SCALE: 1" = 20'

According to FIRM Map 48439C 0376 H 8-2-95 This property is located in Zone X which IS NOT in the 100 year special flood hazard area.

SURVEYORS CERTIFICATION

I, WILLIAM H. MOSS, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD. THE ABOVE FLOOD STATEMENT IS BASED ON THE MAP PANEL SHOWN, AND WHILE THIS SURVEY MAY NOT SHOW THE PROPERTY TO BE IN THE 100 YEAR SPECIAL FLOOD HAZARD AREA, ALL FLOOD ZONES ARE SUBJECT TO SOME DEGREE OF FLOODING. FOR MORE INFORMATION CONTACT THE LOCAL FLOODPLAIN ADMINISTRATOR OR FEMA.

STATE OF TEXAS REGISTERED WILLIAM H. MOSS 5122 PROFESSIONAL LAND SURVEYOR

William H. Moss
Professional Land Surveying, P.C.
P.O. Box 924
Arlington, Texas 76004
(817)276-1148
FAX(817)276-1147

DRAWN BY: C.M. DATE: 9-15-98

SURVEY ONLY VALID WITH ORIGINAL SIGNATURE

To: Zoning

From: Montie Slawson

RE: 1527 Inverness Road Variance Request

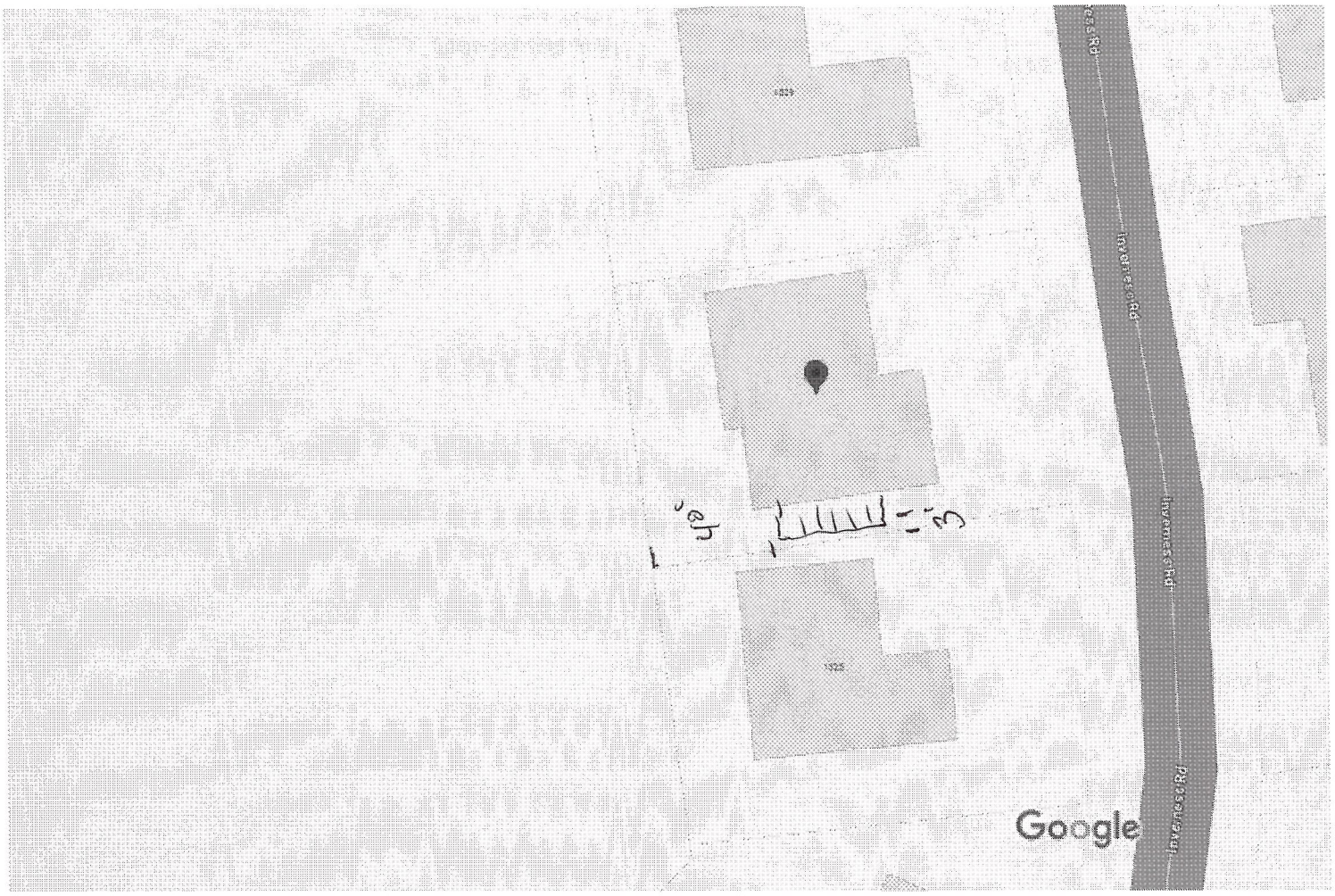
This is a variance request for a carport that was built several years ago. I do not know nor can I provide the exact date of construction. I was unaware that of any request to the city needed to be made before building.

The variance request is due to the fact that I am apparently not meeting set back zone of which I was unaware of at time of construction.

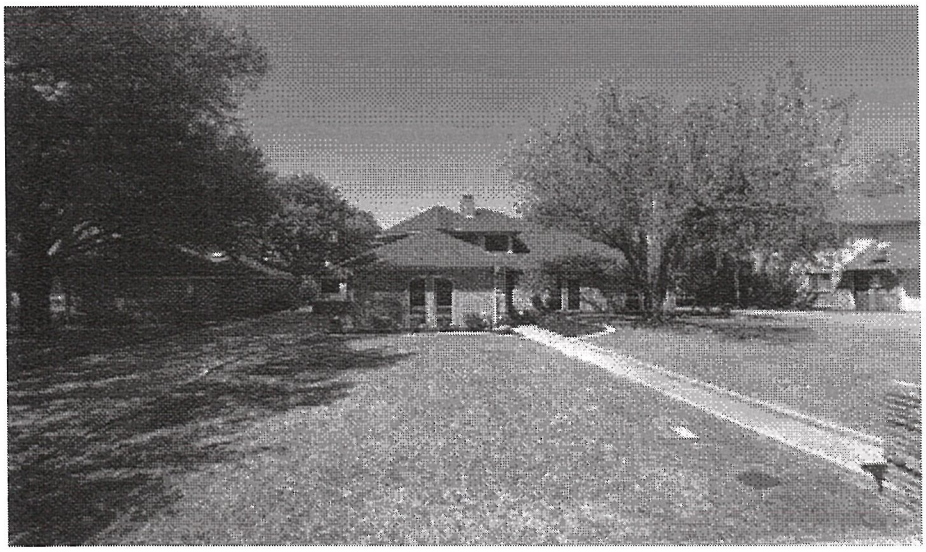
This carport was constructed as a result of being directly on hole 3 of the Pecan Walnut Creek Country Club. I am directly in the landing zone and have had numerous damages to vehicles, windows and house. The number of erratic golf shots that have caused damage to people, house and cars and significantly increased since we moved here in 1998.

Walnut Creek Country Club made changes to the layout of hole 3 several years ago that resulted in golfers aiming directly at house in order to avoid water hazard. This is the reason that the number of erratic shots has increased since we purchased the house.

1527 Inverness Rd



Map data ©2025 20 ft



1527 Inverness Rd

Building

1200 East Broad St.
Mansfield, TX 76063

FINAL VIOLATION NOTICE

March 31, 2025 **ID #25-000562**

SLAWSON, MONTIE
1527 INVERNESS RD
MANSFIELD, TX 76063-2962

Re: R105.1 Building Permit Required at 1527 INVERNESS Rd., MANSFIELD, TX 76063

Dear SLAWSON, MONTIE :

An inspection of the above referenced property was made on March 28, 2025. As a result of this inspection, the condition described below was observed:

> **Condition:** Please remove the illegally constructed carport on the left side of the house, which was built without an approved permit and/or, you may contact Building Safety to obtain the necessary permit within the given timeframe.

The condition described above is in violation of:

- **R105.1 Building Permit Required, SEC R105.1**
  Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is required by this code, or to cause any such work to be performed, shall first make application to the Building Official to obtain the required permit.

This is your official notice that you will need to bring the property into compliance by April 30, 2025.

Your cooperation in this matter is greatly appreciated. If we can be of further assistance to you, or can answer any questions regarding this matter, please contact this office at (817) 728-3334.

Sincerely,

Katie Rosas
Reg Compliance Inspector
katie.rosas@mansfieldtexas.gov

RECIPIENTS: SLAWSON, MONTIE

Apr 30, 2025 at 12:09:38 PM

Mar 28, 2025 at 3:00:17 PM

Mar 28, 2025 at 3:00:13 PM

Mar 28, 2025 at 3:00:19 PM

§ 155.055 AREA, SETBACK AND HEIGHT REGULATIONS.

(A) No lot, parcel, premises or tract of land shall be created and no building permit shall be issued for any request that does not meet the appropriate minimum lot area, width, depth, yard and height regulations as set forth in the tables in division (B) of this section.

(B) See tables on following page.

(1) Residential districts.

Zoning District6	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)		Max. Height (Feet)	Min. Masonry Construction6
									Backing up to an abutting side yard	Backing up to an abutting rear yard		
Zoning District6	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)		Max. Height (Feet)	Min. Masonry Construction6
									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 § 155.056
SF-12/22	12,000	2,6008	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,4008	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	2,2008	45%	70	110	25	15	10	20	15	35	
SF-7.5/18	7,500	1,800	45%	65	110	25	15	5 & 102, 7	20	15	35	
2F	3,750	1,000	45%	65	110	25	15	5 & 102	20	15	35	
MF-1	3,630	See §155.055 (F)	40%	100	120	25	253	203	25	25	354	
MF-2	2,420	See §155.055 (F)	40%	100	120	25	253	203	25	25	354	
SF-5AC/24	5 acres	2,400	15%	200	200	45	35	20	45	20	35	See §155.056
SF-8.4/16	8,400	1,600	45%	70	110	25	15	5/7.55	20	15	35	
SF-7.5/16	7,500	1,600	45%	65	110	25	15	5 & 102, 7	20	15	35	
SF-7.5/12	7,500	1,200	45%	65	110	25	15	5/7.55	20	15	35	
SF-6/12	6,000	1,200	45%	60	100	25	15	0/105	20	15	35	

Footnotes:

1. Refer to § 155.095(C) 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 §155.092 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-7.5/12 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 §155.055(C).
6. The area and height regulations for the PR District shall be the same as those provided for the SF-12/22 District.
7. Developments in the SF-7.5/18 District approved prior to September 14, 2015, and developments in the SF-7.5/16 District approved prior to November 13, 2000, may continue to use a minimum interior side yard of five (5) feet for one-story dwelling units and seven and a half (7.5) feet for dwelling units with more than one-story.
8. Developments approved prior to January 14, 2019, may continue to use a minimum floor area as follows: SF-12/22 or PR may be 2,200 square feet; SF-9.6/20 may be 2,000 square feet, and SF-8.4/18 may be 1,800 square feet.