



Zoning Board of Adjustments - Regular Meeting

August 6, 2025 - 6:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. APPROVAL OF MINUTES

25-1090 Minutes - Approval of the July 2, 2025, Zoning Board of Adjustments Meeting Minutes

Presenters:

Attachments:

1. 7-2-25 DRAFT Minutes

3. PUBLIC HEARINGS

25-1091 ZBA#25-003: Request for a variance to Section 155.055(B)(1) of the Mansfield Code of Ordinances (side yard setback) at 1022 St Andrews Drive.

Presenters: Shirley Emerson, Planner I

Attachments:

1. Maps and Supporting Information
2. Applicants Letter and Documents
3. Provisions of Section 155.055(B)(1)

4. ADJOURN

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on August 1, 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: 25-1090

Agenda Date: August 6, 2025

Title

Minutes - Approval of the July 2, 2025, Zoning Board of Adjustments Meeting Minutes

Description/History

Meeting minutes from the July 2, 2025, 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



Zoning Board of Adjustments - Regular Meeting Minutes
July 2, 2025 - 5:30 PM
Draft

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chairman Jones called the meeting to order at 5:35 p.m. in the Multi-Purpose Room 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
Art Wright, Planning Manager
Victor Flores, City Attorney

Board Members:

Present: Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney

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

Mr. Flores, City Attorney, made a presentation on the duties and responsibilities of the Board and was available for questions.

After the presentation, Chairman Jones recessed the meeting at 6:08 p.m.

3. 6:00 P.M. OR IMMEDIATELY FOLLOWING WORK SESSION - RECONVENE INTO REGULAR SESSION

Council Chambers, City Hall

Chairman Jones reconvened the meeting in the Council Chambers at 6:14 p.m.

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

Chairman Jones called for a motion on the minutes of the September 4, 2024, meeting.

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

Aye: 5 Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney
Nay: 0 None
Abstain: 0 None

6. PUBLIC HEARINGS

Chairman Jones administered the oath to the applicants and audience members wishing to speak during the 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)

Chairman Jones called for case number ZBA#25-001.

Ms. Emerson made a staff presentation and was available for questions.

Chris Barakat, applicant, 2082 Harris Lane, presented his case and was available for questions.

Jackie Peace, 2055 Turtle Cove Drive, spoke in opposition.

Juan Figueroa, 2053 Turtle Cove Drive, spoke in opposition.

Mr. Barakat made a rebuttal to the comments in opposition.

After reviewing the criteria for approval, Chairman Jones called for a motion on the request for a Special Exception.

Board Member Martin made a motion to approve the Special Exception. Board Member D. Jones seconded the motion. After discussion, the Board voted on the motion, which failed by the following vote:

Aye: 2 David Jones, Stacy Penney
Nay: 3 Patrick Kelly Jones, Noel Rendon, Eddilisa Martin
Abstain: 0 None

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)

Chairman Jones called for case number ZBA#25-002.

Ms. Emerson made a staff presentation and was available for questions.

Montie Slawson, applicant, 1527 Inverness Road, presented his case and was available for questions.

Kenton White, 1526 Inverness Road, spoke in favor of the request.

After reviewing the criteria for approval, Chairman Jones called for a motion on the request for a variance.

Board Member Martin made a motion to approve the variance. The motion failed for lack of a second.

Board Member D. Jones made a motion to deny the request for a variance. Board Member Martin seconded the motion, which carried by the following vote:

Aye: 5	Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney
Nay: 0	None
Abstain: 0	None

4. ELECTION OF VICE-CHAIR

Chairman Jones called for a nomination for Vice-Chair of the Zoning Board of Adjustments.

Board Member Rendon made a motion to nominate Board Member Martin as Vice-Chair. Board Member D. Jones seconded the motion, which carried by the following vote:

Aye: 5	Patrick Kelly Jones, Noel Rendon, Eddilisa Martin, David Jones, Stacy Penney
Nay: 0	None
Abstain: 0	None

7. ADJOURN

With no further business, Chairman Jones adjourned the meeting at 7:04 p.m.

Kelly Jones, Chair

ATTEST:

Art Wright, Planning Manager



**City of Mansfield
Staff Report**

Item ID: 25-1091

Agenda Date: August 6, 2025

Title

ZBA#25-003: Request for a variance to Section 155.055(B)(1) of the Mansfield Code of Ordinances (side yard setback) at 1022 St Andrews Drive.

Description/History

The applicant proposes a 2,718-square-foot home addition, consisting of 818 square feet on the first floor and a new 1,900-square-foot second story. The property is zoned SF-7.5/16. At the time the home was originally constructed in 1992, the required side yard setback was 5 feet for one-story homes and 7.5 feet for two-story homes, in accordance with Section 155.055(B)(1)7 (see file titled "Provisions of Section 155.055(B)(1)").

The proposed second story addition triggers the requirement for a 7.5-foot side yard setback from the northern property line.

The proposed addition is located on the northern portion of the existing home. The existing side yard setback along this property line varies from its narrowest point of 5.7 feet at the northwest corner of the home to the widest point of 9.2 feet at the northeast corner.

If the proposed addition were to be approved, approximately 50 percent of the home would remain equal to or greater than 7.5 feet from the side property line. The other 50 percent of the home would have a setback of less than 7.5 feet, with the narrowest point continuing to be measured at 5.7 feet. This would represent a maximum encroachment of 1.8 feet into the 7.5-foot setback for the two-story section; but the setback continues to increase along the property line. The home's existing setback is maintained with the addition, meaning it does not get closer than it is today.

The applicant submitted this variance request and has stated that the current ordinance language is difficult to understand and interpret. Specifically, they noted that the setback standards for the SF 7.5/16 district vary based on the date of development approval. For homes built under the current standards, one side yard must meet a 5-foot setback and the other a 10-foot setback, regardless of the number of stories. Because the home in question was built in 1992 and the development (plat) was approved prior to November 13, 2000, it may follow the setbacks described previously. The applicant has indicated this difference contributed to confusion in understanding the applicable requirements and how they pertain to an existing home with established setbacks.

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.

Options for the Board

- 1. Approve the request. This would allow the building permit for the 2,718-square-foot home addition
- 2. Approve the request with conditions or revisions. The Board may approve the variance request with any conditions or revisions that meet the spirit and intent of the Mansfield zoning ordinance.
- 3. Deny the request. This would require any second-story addition to the home to meet the 7.5 foot setback identified for the SF-7.5/16 zoning district in Section 155.055(B)(1) of the Mansfield Code of Ordinances
- 4. Table the item. After discussion and Board direction to the applicant, this may allow time for the applicant to revise their request and revisit the Board at a later date.

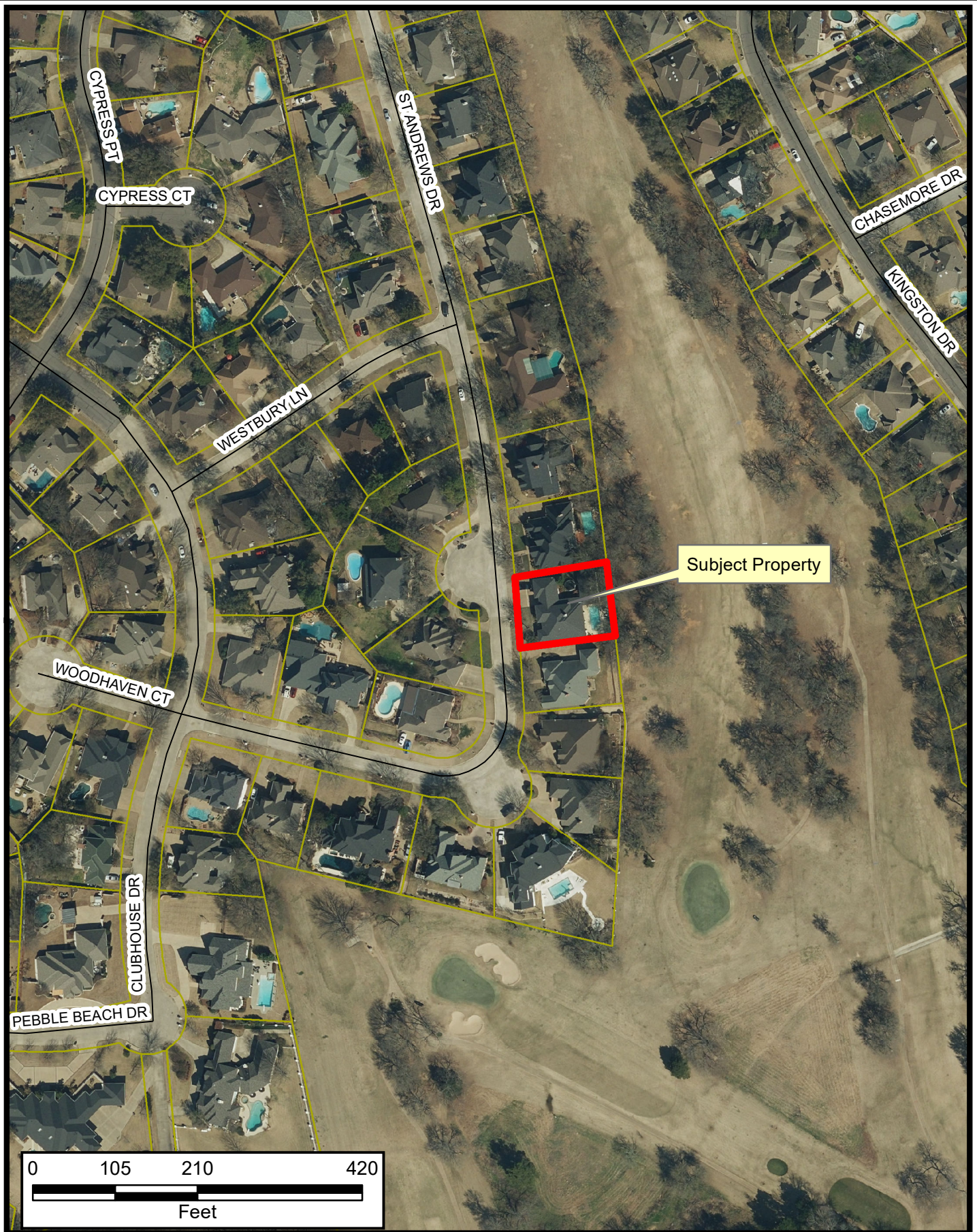
Strategic Initiative

Recommendation

Funding Source

Prepared By

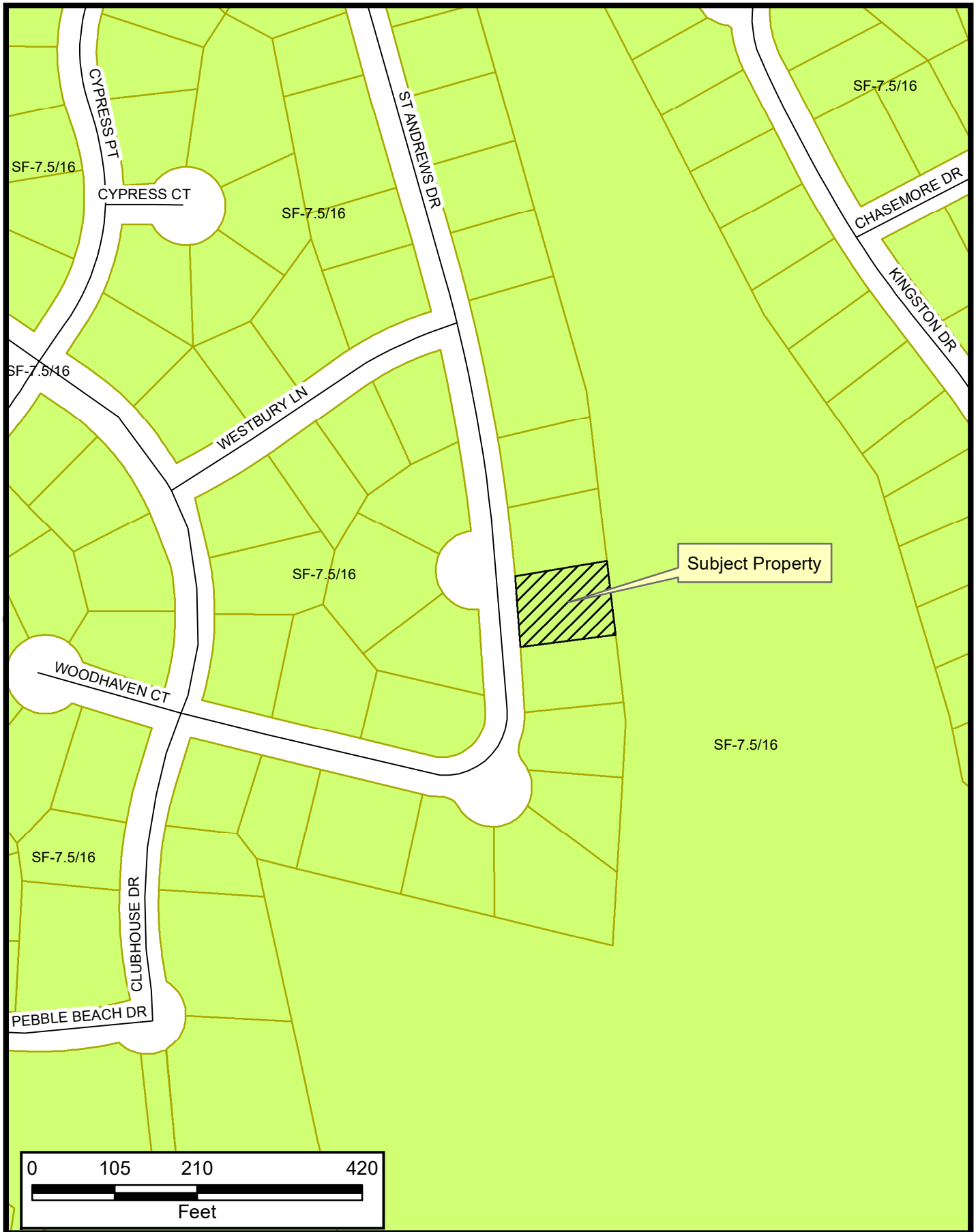
Shirley Emerson, Planner I - (817) 276-4259



ZBA#25-003

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.

7/17/2025



ZBA#25-003

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.

7/17/2025

Property Owner Notification for ZBA#25-003

LEGAL DESC 1	LEGAL DESC 2	OWNER NAME	OWNER ADDRESS	CITY	ZIP
WALNUT CREEK EST (MANSFIELD)	BLK 1	MORALES, REYNALDO	1102 SAINT ANDREWS DR	MANSFIELD, TX	76063
WALNUT CREEK EST (MANSFIELD)	BLK 1	MCCLANAHAN, ROBERT	1100 ST ANDREWS DR	MANSFIELD, TX	76063
WALNUT CREEK EST (MANSFIELD)	BLK 1	KNUDSON, CHARLES	1024 SAINT ANDREWS DR	MANSFIELD, TX	76063-2692
WALNUT CREEK EST (MANSFIELD)	BLK 1	COX, NATHAN D	1022 ST ANDREWS DR	MANSFIELD, TX	76063
WALNUT CREEK EST (MANSFIELD)	BLK 1	HERMANN, PAUL T	1020 SAINT ANDREWS DR	MANSFIELD, TX	76063-2692
WALNUT CREEK EST (MANSFIELD)	BLK 1	LOMMEL, ROBERT F	1018 SAINT ANDREWS DR	MANSFIELD, TX	76063-2692
WALNUT CREEK EST (MANSFIELD)	BLK 1	BLACKWELL, REESE T	1016 SAINT ANDREWS DR	MANSFIELD, TX	76063
WALNUT CREEK EST (MANSFIELD)	BLK 7	WENNER, CHARLES P	1054 WESTBURY LN	MANSFIELD, TX	76063-2695
WALNUT CREEK EST (MANSFIELD)	BLK 7	MAURICE, JOHN	1052 WESTBURY LN	MANSFIELD, TX	76063-2695
WALNUT CREEK EST (MANSFIELD)	BLK 7	EARNEST, LISABETH	1023 ST ANDREWS DR	MANSFIELD, TX	76063
WALNUT CREEK EST (MANSFIELD)	BLK 7	HPA TX LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO, IL	60606
WALNUT CREEK EST (MANSFIELD)	BLK 7	MOFFETT, HELENA M	1019 SAINT ANDREWS DR	MANSFIELD, TX	76063-2693
WALNUT CREEK EST (MANSFIELD)	BLK 7	ARNOLD, RUSSELL G	1007 SAINT ANDREWS DR	MANSFIELD, TX	76063-2693
WALNUT CREEK EST (MANSFIELD)	BLK 7	GIL, JORGE A	1017 SAINT ANDREWS DR	MANSFIELD, TX	76063-2693
WORRALL, J R SURVEY	A 1736	WALNUT CREEK MANAGEMENT CORP	PO BOX 2539	SAN ANTONIO, TX	78299

Nathan & Darcy Cox
1022 Saint Andrews Drive
Mansfield, Texas 76063
ncox@teamreliable.com
214-433-0650

July 7th 2025

Zoning Board of Adjustment
City of Mansfield
1200 E. Broad St.
Mansfield, TX 76063

Subject: Variance Request for 1022 Saint Andrews Drive, Mansfield 76063

Dear Members of the Zoning Board of Adjustment,

I am writing to respectfully request a variance to reduce the side yard setback from 7.5 to 5 ft to accommodate the construction of a second-story addition on our property at 1022 Saint Andrews Drive, in Zoning District SF-7.5/16.

The purpose of this request is to allow us to make reasonable additions to support long term livability of our home, while maintaining the character and integrity of our surrounding neighbors and neighborhood.

Literal enforcement of the zoning ordinance creates an unnecessary hardship due to the irregular shape of our lot and the height of our existing structure. The width of our lot is shorter at the front and our existing garage is already at maximum the setback for a one-story home. While our home is currently a single-story, it was originally constructed with a high roofline that is consistent with the height and scale of nearby two-story homes. As a result, adding a second story would not introduce new concerns related to visibility, privacy, or neighborhood character, as the structure already blends visually with surrounding properties.

Granting this variance will not be contrary to the public interest, as it will preserve and enhance the character and quality of the surrounding neighborhood. All design elements have been carefully considered to ensure architectural consistency with the existing structure, therefore maintaining neighborhood harmony and avoiding any adverse effects on adjacent properties. In addition, this request will not violate any building safety or fire codes.

This request does not seek to bypass zoning regulations for convenience or personal gain. rather, it seeks to ensure that substantial justice is done by allowing us to make a reasonable use of our property in light of its unique physical characteristics and the applicable setback constraints.

We have attached a site plan and photos to illustrate the proposed changes and how they relate to the existing structure and property boundaries. Should the Board require any additional information or clarification, we are more than happy to provide it.

We sincerely appreciate your time and thoughtful consideration of our request.

Nathan and Darcy Cox

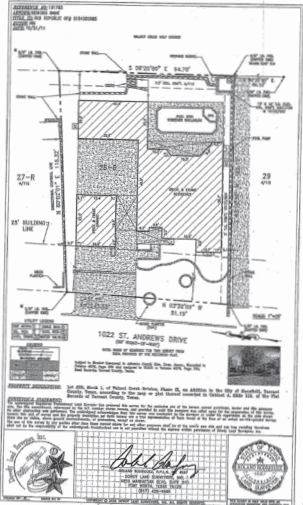
The block contains two handwritten signatures in black ink. The first signature is for Nathan Cox, written in a cursive style. The second signature is for Darcy Cox, also in cursive, positioned directly below the first.



5/30/2025

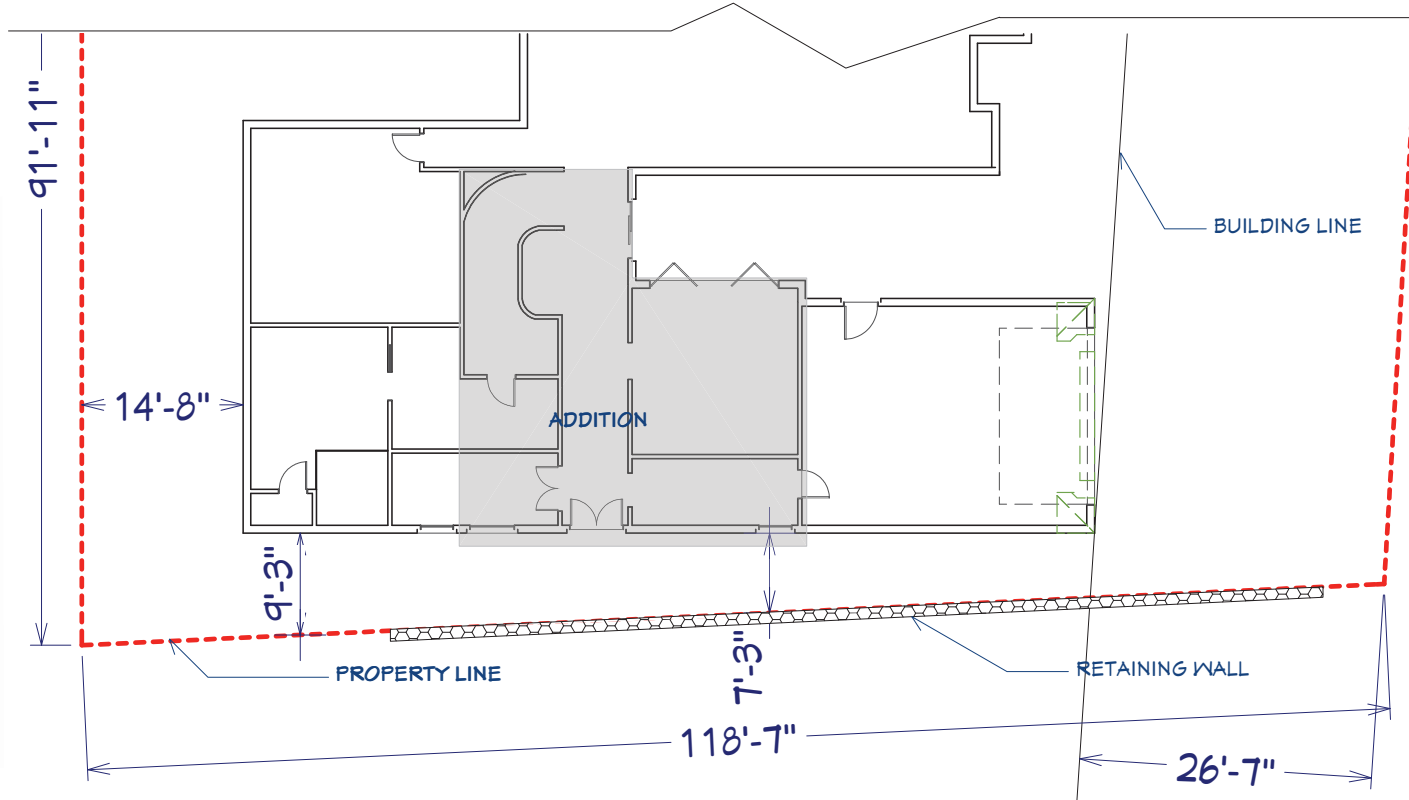
Sarley

TBPE F - 18915



All construction shall comply with the following codes
• 2018 International Residential Code

SITE PLAN



CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

HOMEOWNER & CONTRACTOR TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES AND GRADE REQUIREMENTS.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. ROKIT SOLUTIONS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ROKIT SOLUTIONS DEVELOPED FOR THE EXCLUSIVE USE OF ROKIT SOLUTIONS. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ROKIT SOLUTIONS IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES.

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

1022 ST ANDREWS DR MANSFIELD TX

SITE PLAN

DRAWINGS PROVIDED BY:
ROKIT SOLUTIONS LLC
4028 PLANO PARKWAY
SUITE 401, CARROLLTON, TX 75010

DATE:

5/30/2025

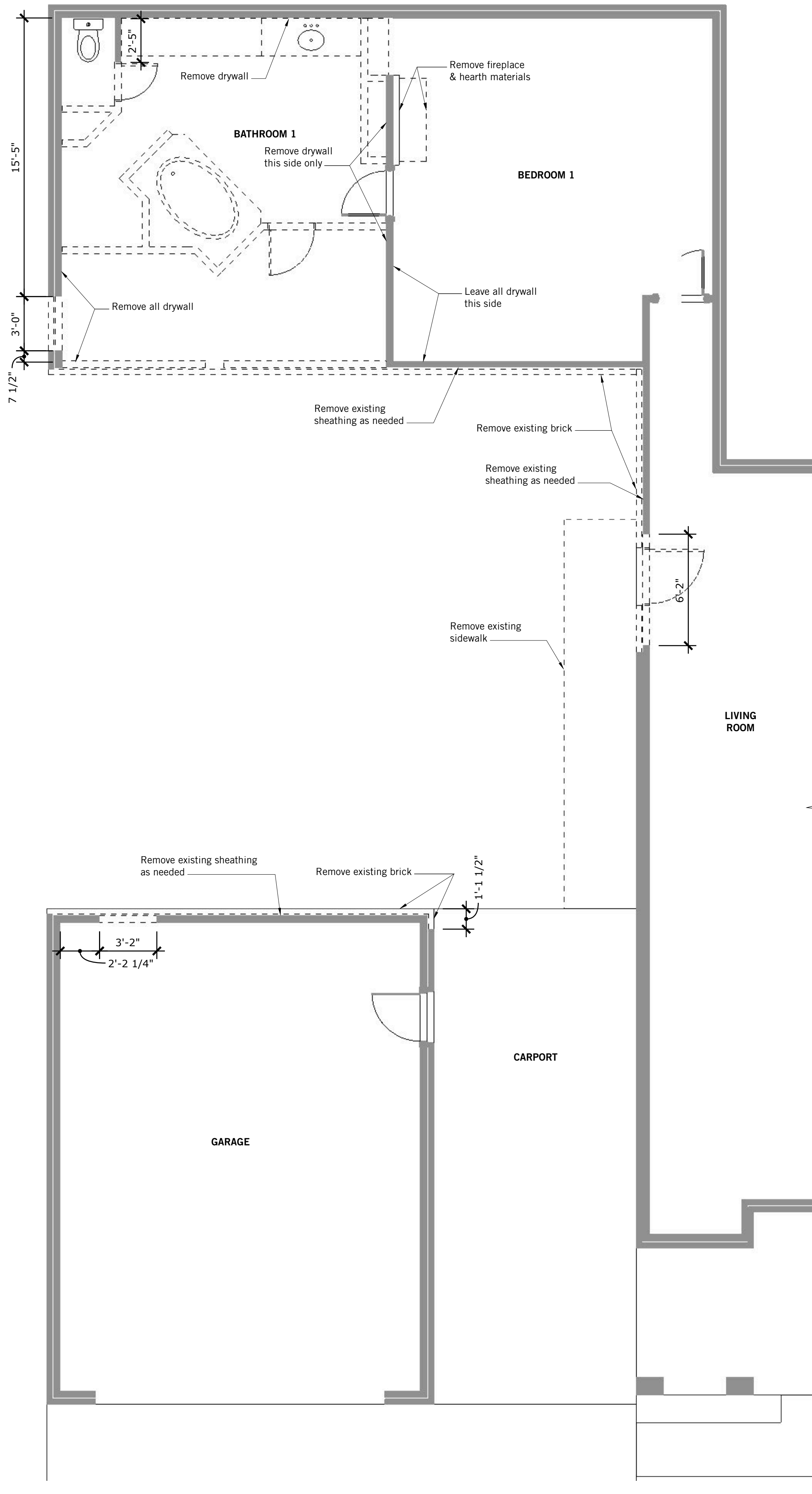
SCALE:

3/32"=1'

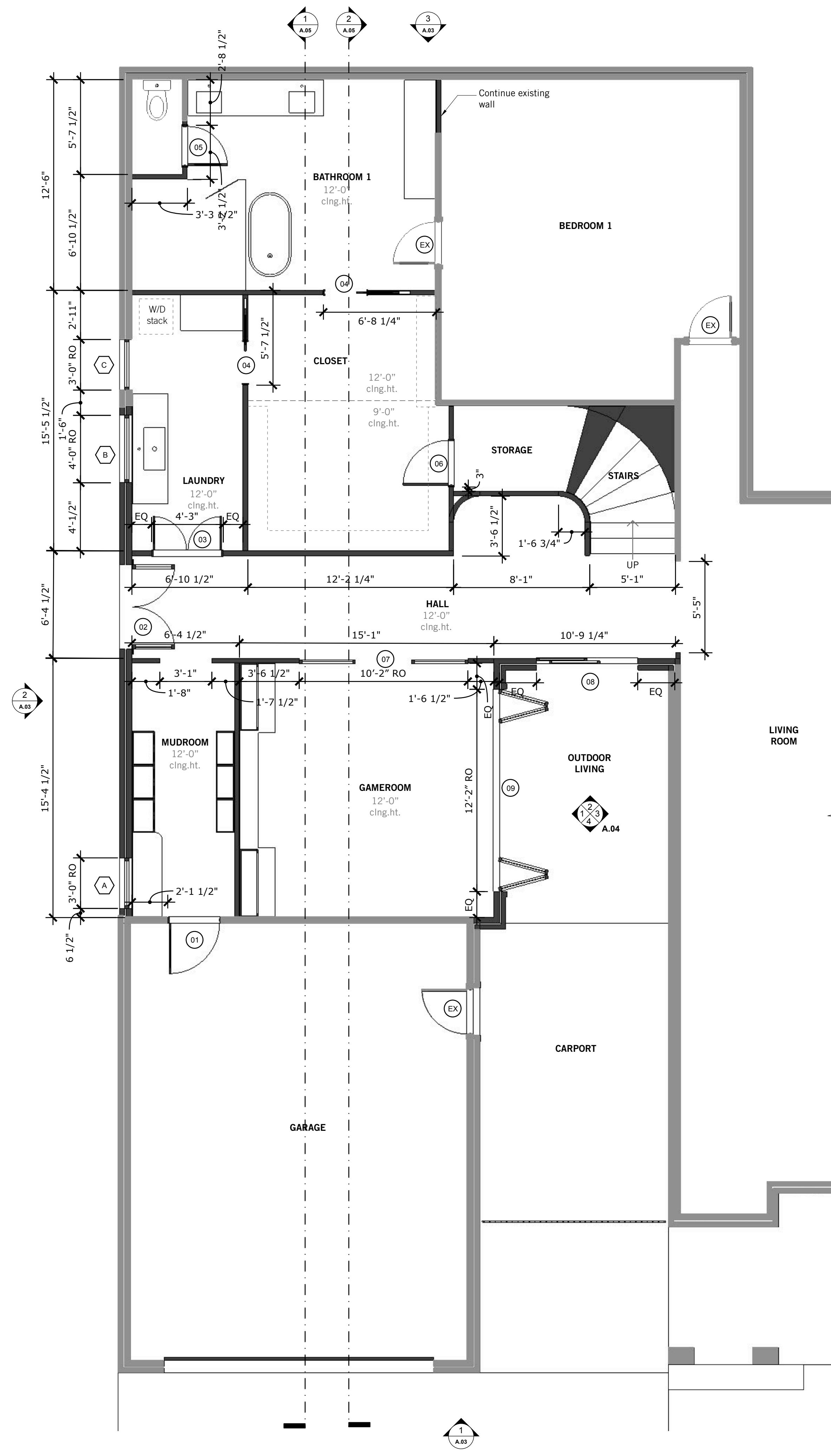
SHEET:

P-1

1022 ST ANDREWS DR MANSFIELD



1 FLOOR PLAN | As-Built + Demolition | 1st Floor
Scale: 1/4" = 1'-0"



2 FLOOR PLAN | 1st Floor
Scale: 1/4" = 1'-0"



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PO BOX 1556
Marble Falls, TX 78654

Cox

1022 Saint Andrews
Mansfield, Texas

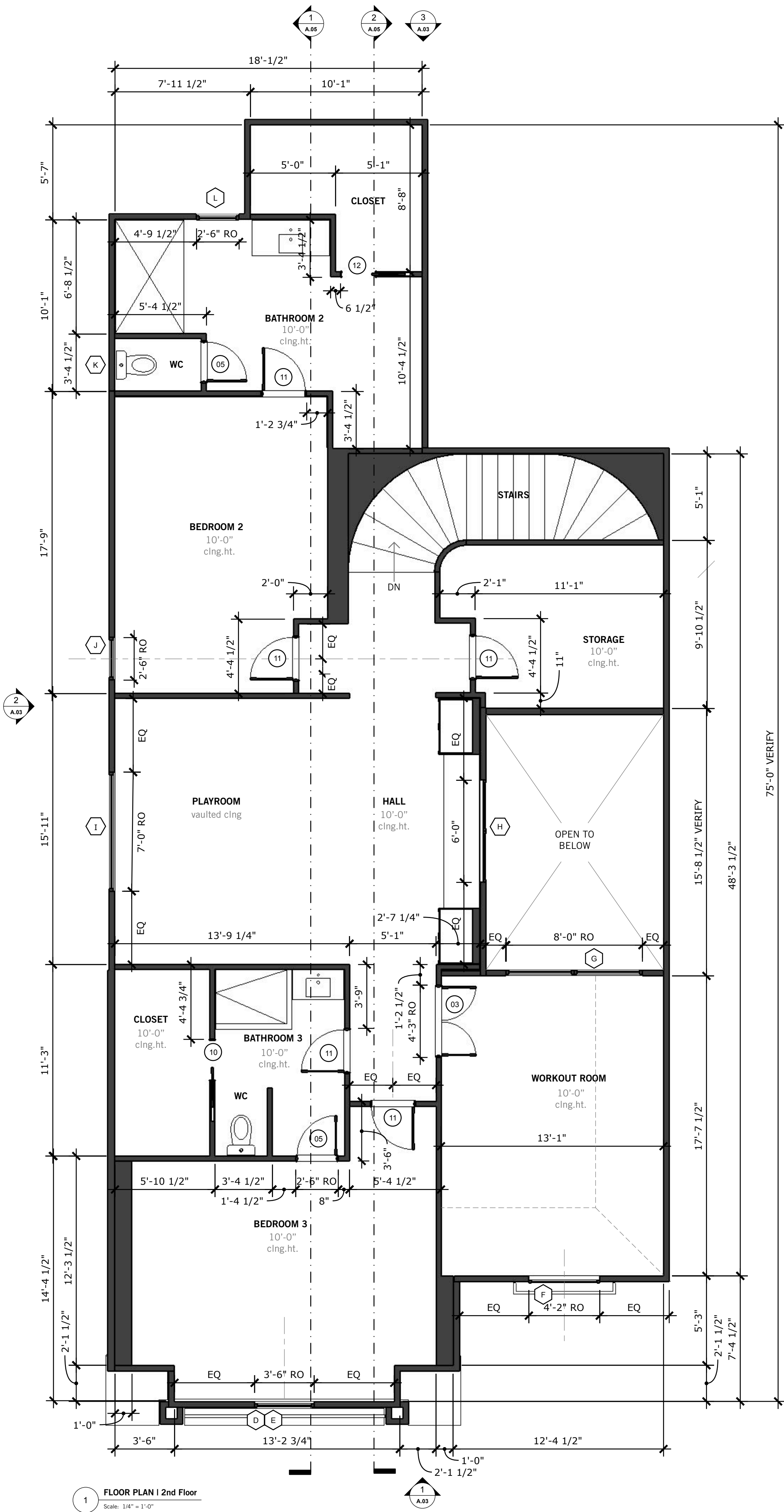
PROJECT NO.
24102

ISSUE
02.21.25

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CA

FLOOR PLAN | Framing

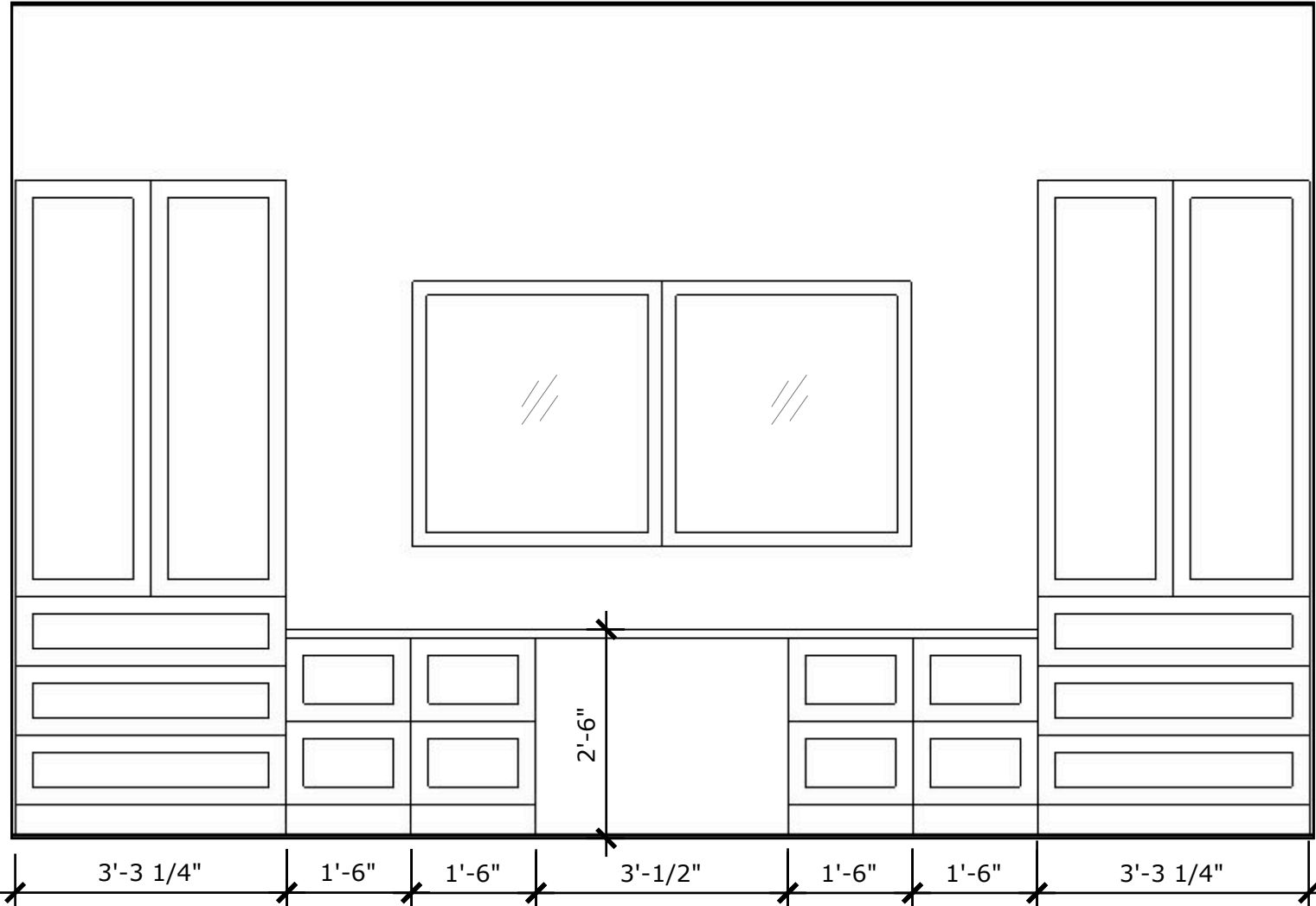
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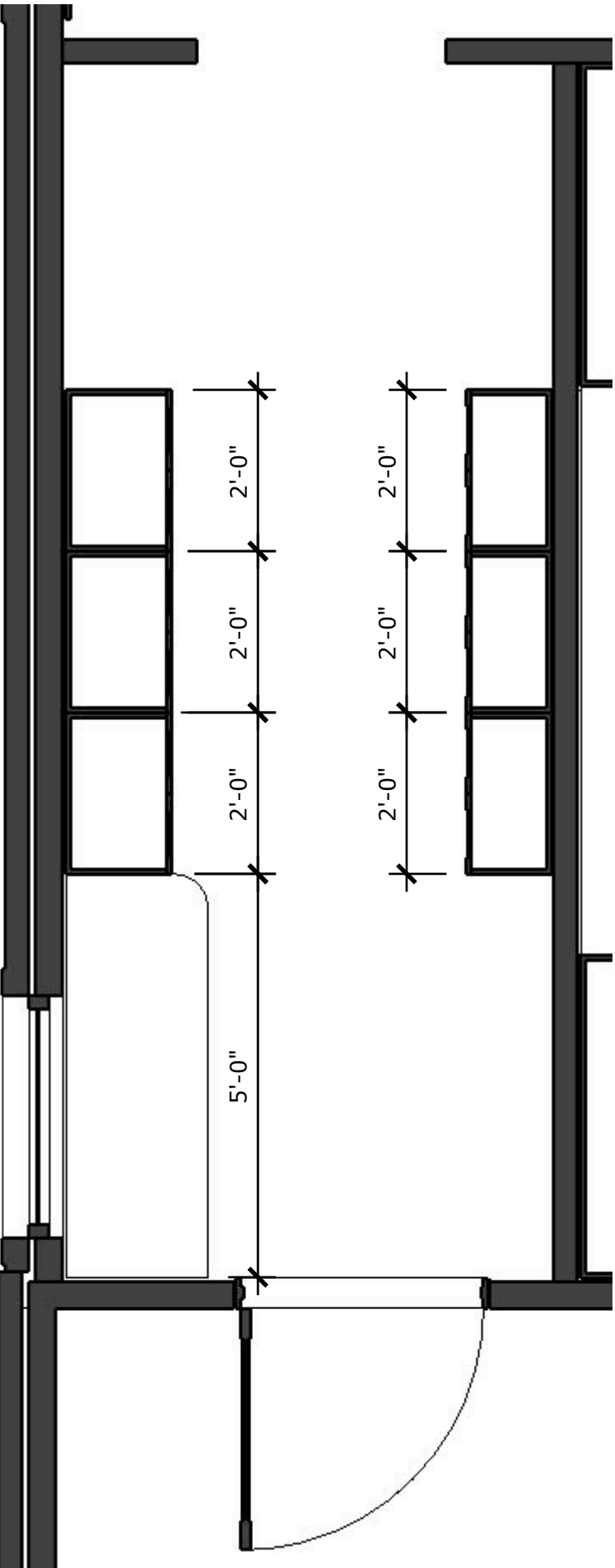
1 FLOOR PLAN | 2nd Floor
Scale: 1/4" = 1'-0"

DOOR SCHEDULE						
MARK	WIDTH	HEIGHT	OPERATION	HEAD HEIGHT	COMMENTS	COUNT
01	3'-0"	6'-8"	Swing	6'-8"	Exterior	1
02	5'-0"	8'-0"	Swing	8'-0"	Exterior	1
03	4'-1"	6'-8"	Swing	6'-8"	Interior, Double	2
04	2'-6"	6'-8"	Pocket	6'-8"	Interior	2
05	2'-4"	6'-8"	Swing	6'-8"	Interior	3
06	2'-8"	6'-8"	Swing	6'-8"	Interior	1
07	10'-0"	8'-0"	Slider	8'-0"	Interior, Sidelights	1
08	6'-0"	8'-0"	Slider	8'-0"	Exterior	1
09	12'-0"	8'-0"	Accordion	8'-0"	Exterior	1
10	2'-4"	6'-8"	Pocket	6'-8"	Interior	1
11	2'-6"	6'-8"	Swing	6'-8"	Interior	5
12	2'-0"	6'-8"	Pocket	6'-8"	Interior	1
EX					Existing	

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	TYPE	HEAD HEIGHT	COMMENTS	COUNT
A	3'-0"	3'-0"	TBD	6'-8"		1
B	4'-0"	3'-0"	TBD	6'-8"		1
C	3'-0"	6'-8"	TBD	6'-8"		1
D	3'-6"	5'-2"	TBD	6'-8"	Mulled w/ E	1
E	3'-6"	1'-9"	TBD	8'-5"	Transom, Mulled w/ D	1
F	4'-2"	5'-4"	TBD	6'-8"		1
G	8'-0"	4'-0"	TBD	6'-8"		1
H	6'-0"	3'-2"	TBD	6'-8"		1
I	7'-0"	5'-2"	TBD	6'-8"		1
J	2'-6"	3'-6"	TBD	6'-8"		1
K	2'-0"	2'-0"	TBD	6'-8"		1
L	2'-6"	5'-2"	TBD	6'-8"		1



2 Interior Elevation, Hall, 2nd Floor
Scale: 1/2" = 1'-0"



3 Floor Plan, Mudroom, 2nd Floor
Scale: 1/2" = 1'-0"



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design@gatheredhouse.com
PO BOX 1556
Marble Falls, TX 78654

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24102

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02.21.25

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FLOOR PLAN | Framing

A.02



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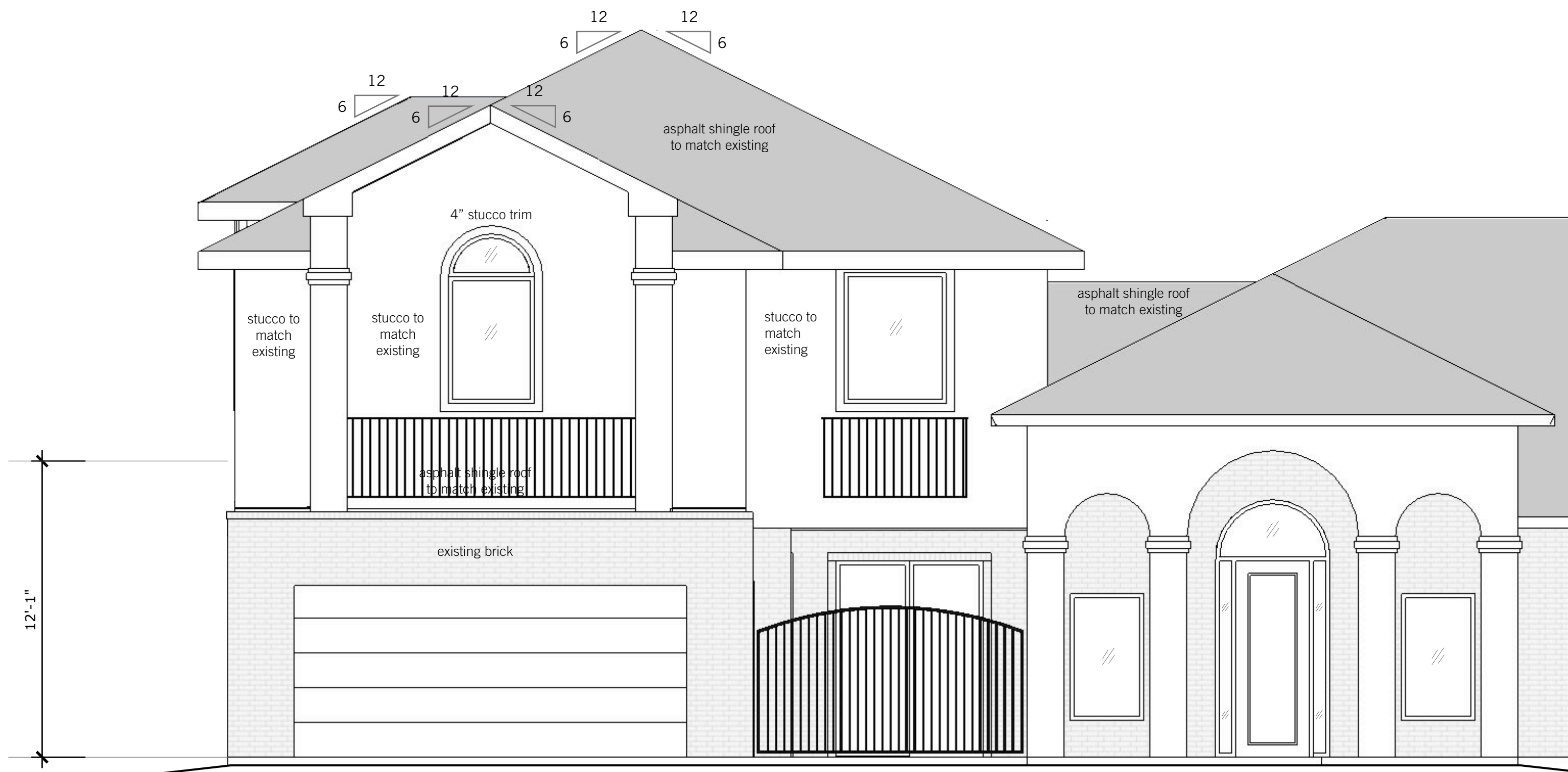
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02.21.25

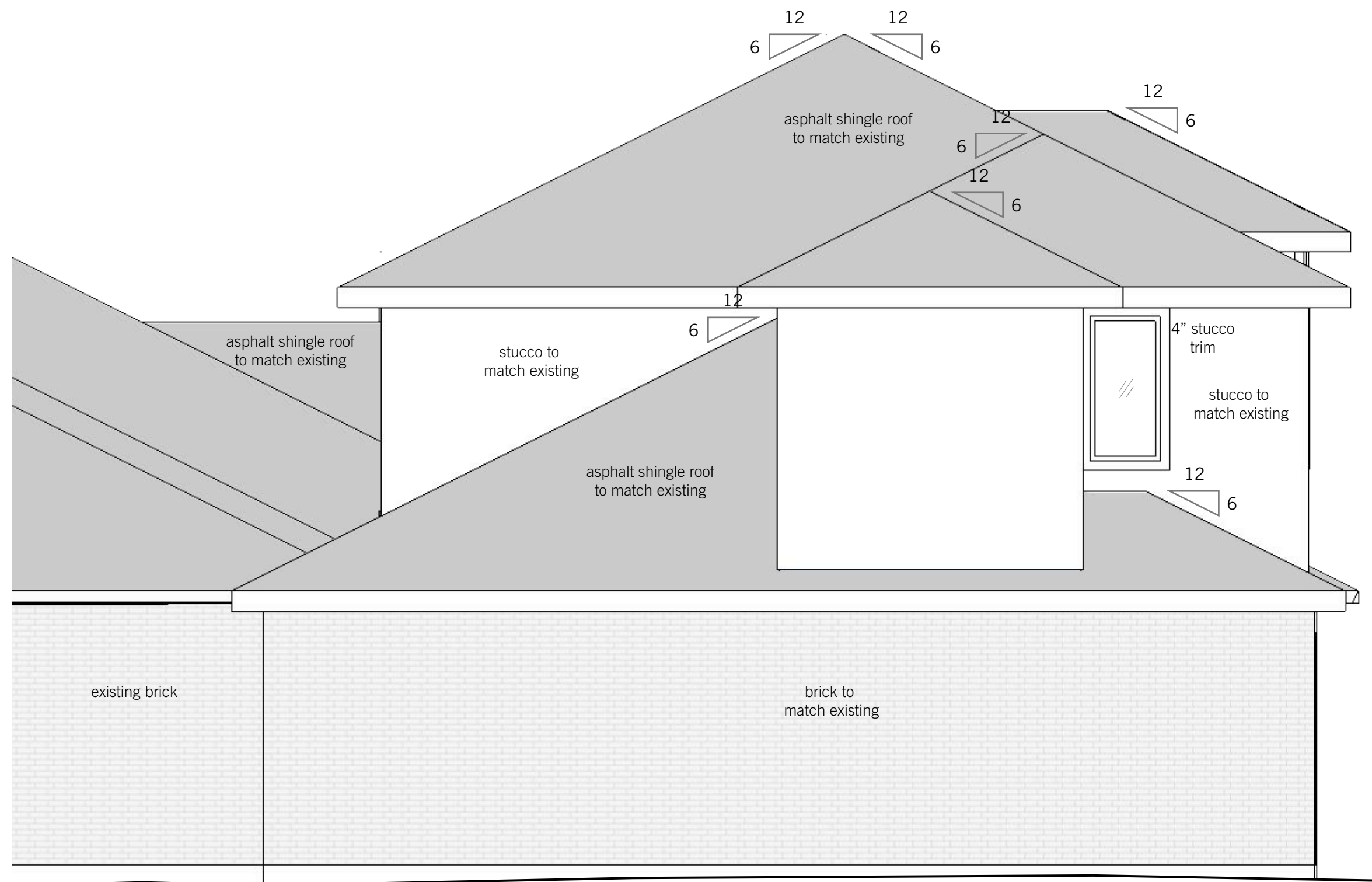
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EXTERIOR ELEVATIONS

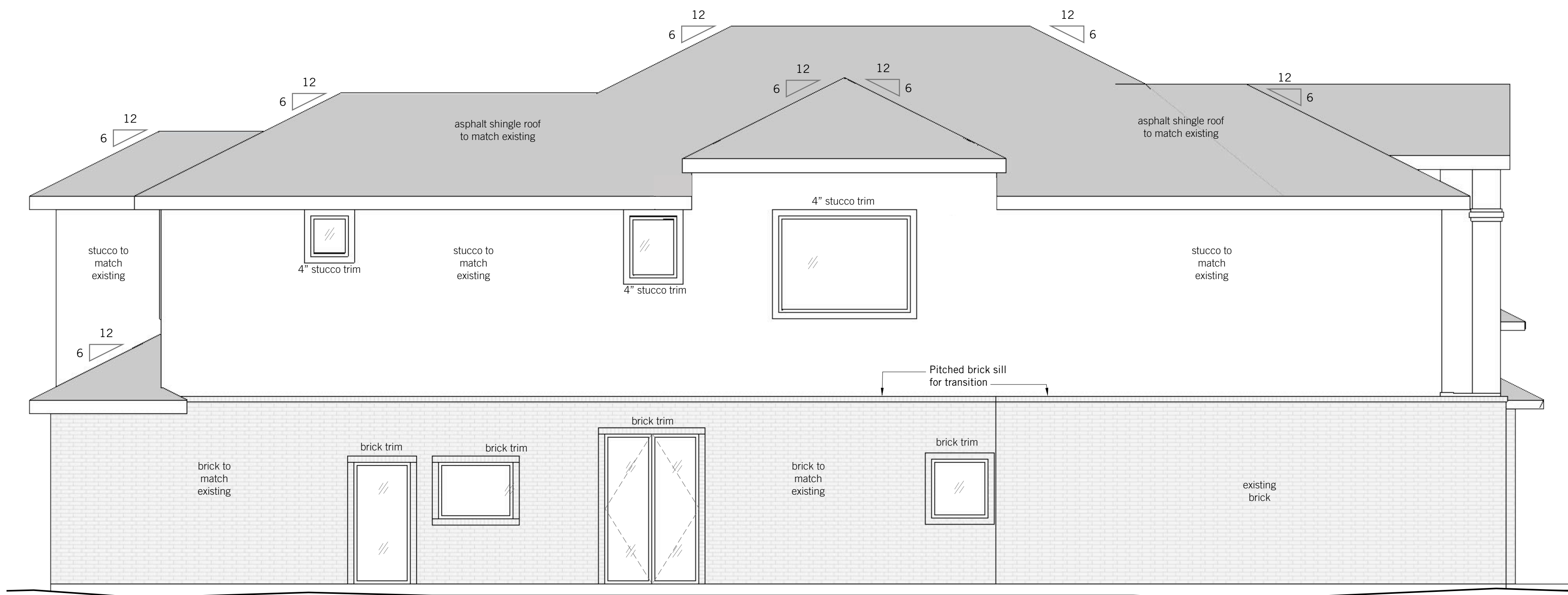
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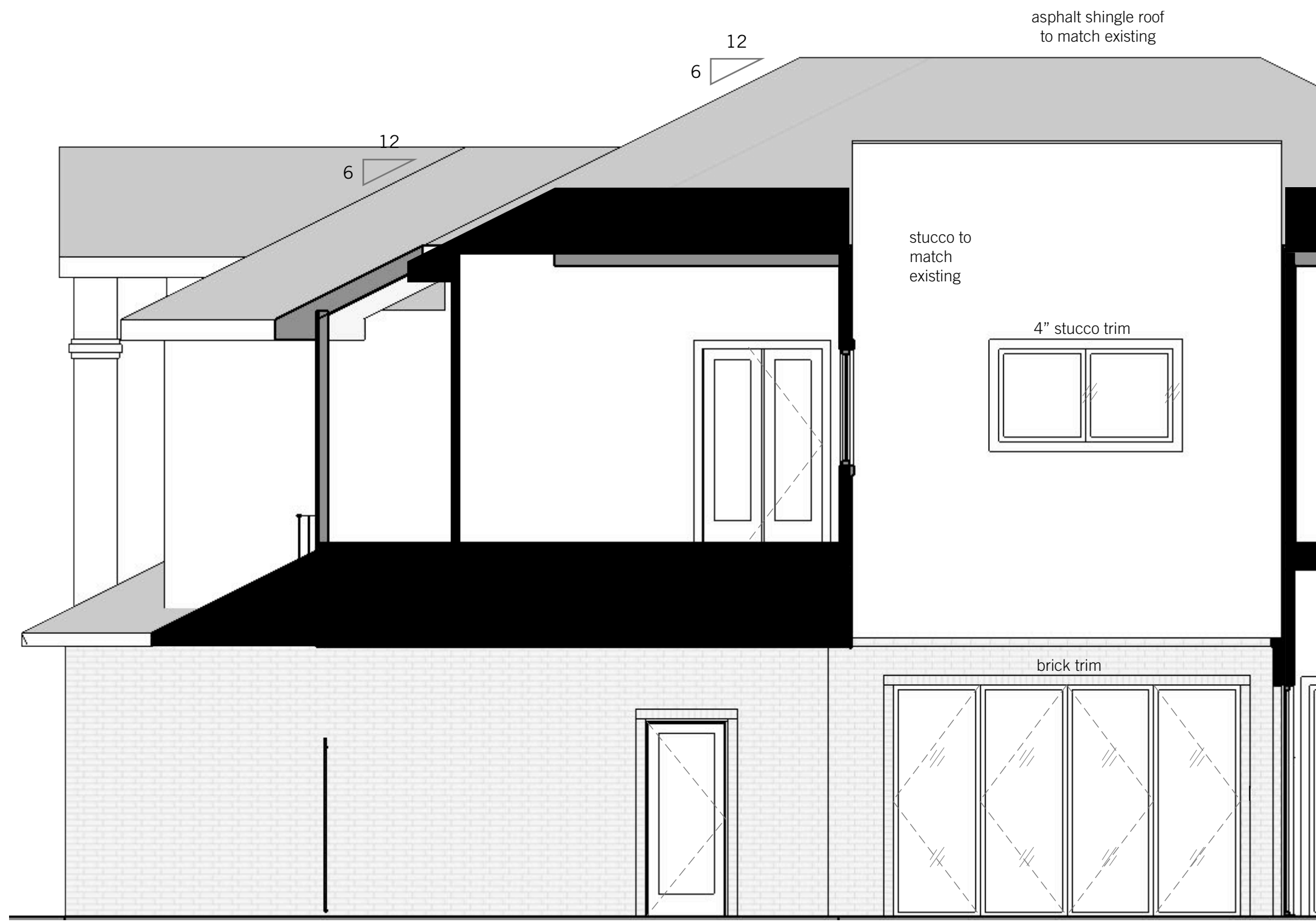
1 EXTERIOR ELEVATION | Front, West-facing
Scale: 1/4" = 1'-0"



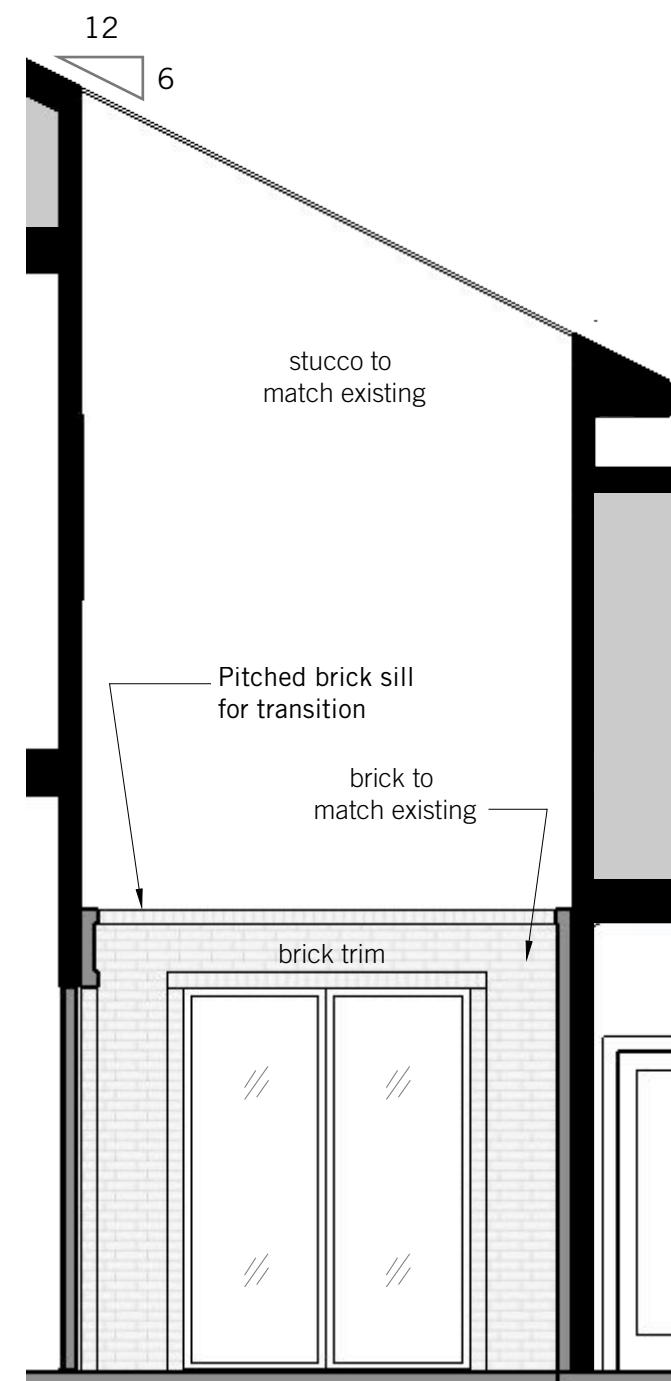
2 EXTERIOR ELEVATION | Rear, East-facing
Scale: 1/4" = 1'-0"



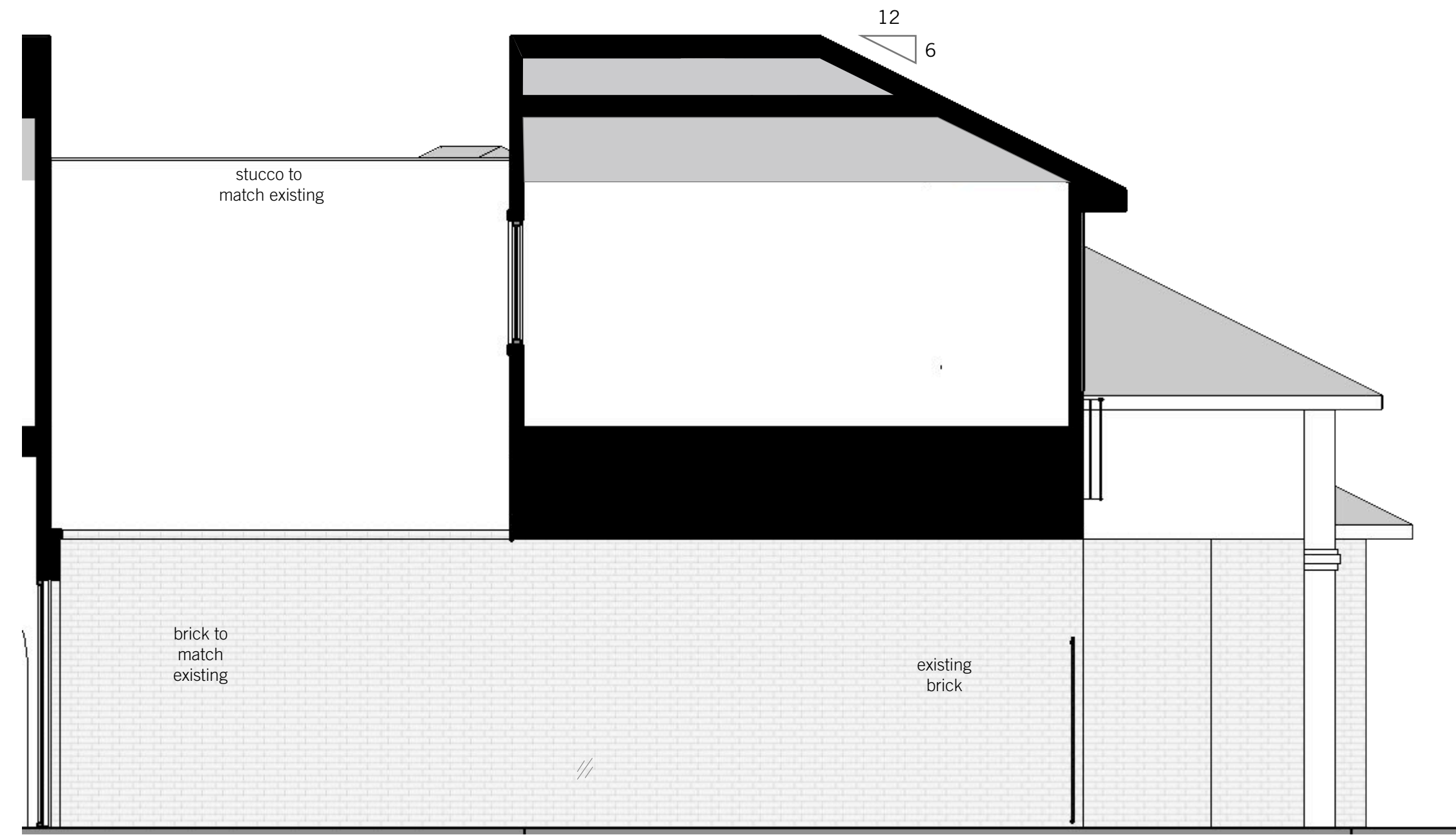
3 EXTERIOR ELEVATION | Side, North-facing
Scale: 1/4" = 1'-0"



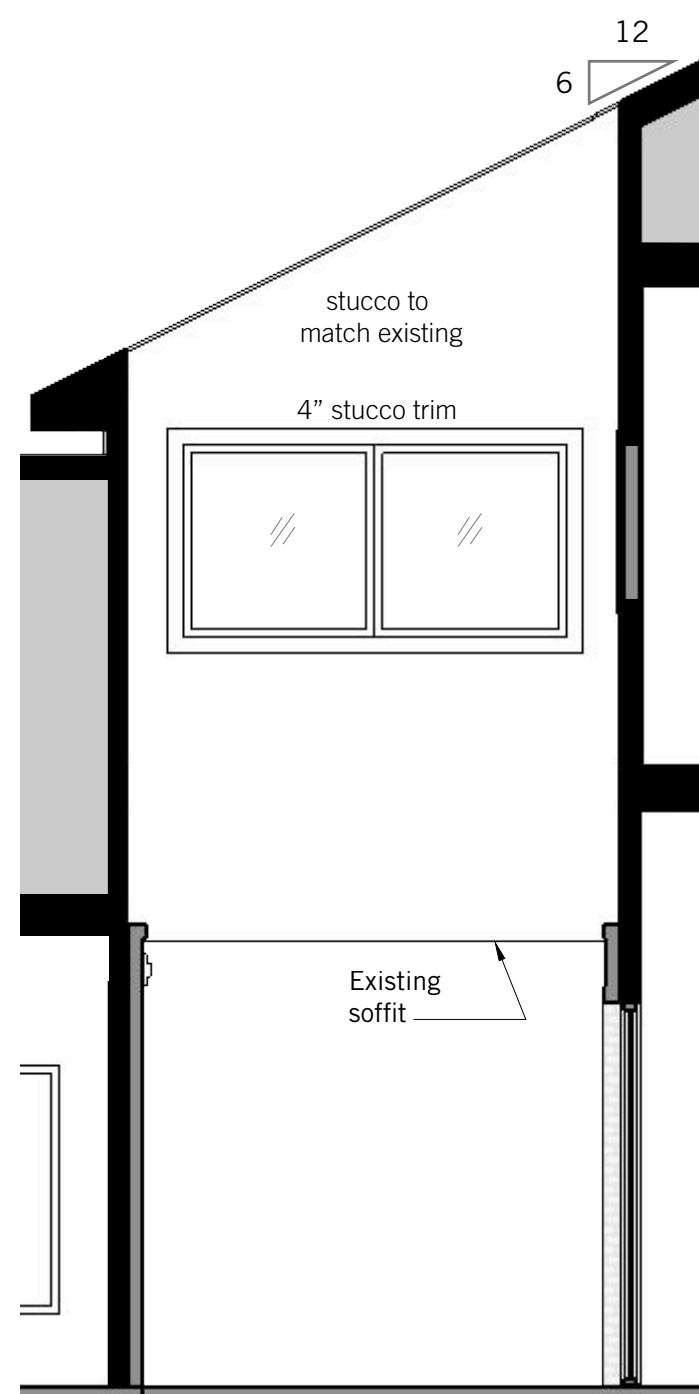
1 EXTERIOR ELEVATION | Courtyard, North
Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION | Courtyard, East
Scale: 1/4" = 1'-0"



3 EXTERIOR ELEVATION | Courtyard, South
Scale: 1/4" = 1'-0"



4 EXTERIOR ELEVATION | Courtyard, West
Scale: 1/4" = 1'-0"



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design@gatheredhouse.com
PO BOX 1556
Marble Falls, TX 78654

Cox
1022 Saint Andrews
Mansfield, Texas

PROJECT NO.
24102

ISSUE
02.21.25

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CA

EXTERIOR ELEVATIONS

A.04



5 foot of side yard, with no alternative. The roof on this side is not being adjusted or altered on this side of the home.

5 feet of side yard at the garage, but because of the shape of our lot, the side yard increases as you walk toward the back of the lot.



7.5 Feet of Side yard where the addition will be.



§ 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 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)		Max. Height (Feet)	Min. Masonry Construction ⁶
									Backing up to an abutting side yard	Backing up to an abutting rear yard		
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	Backing up to an abutting side yard	Backing up to an abutting rear yard	Max. Height (Feet)	Min. Masonry Construction ⁶
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-8.4/1	8,400	2,2008	45%	70	110	25	15	10	20	15	35	
⁸ 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.