



CITY OF MANSFIELD

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

Meeting Agenda Zoning Board of Adjustments

Wednesday, October 4, 2023

6:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[23-5627](#)

Minutes - Approval of the June 7, 2023, Zoning Board of Adjustments Meeting Minutes

Attachments: [06-07-23 DRAFT Minutes](#)

3. **PUBLIC HEARINGS**

[23-5533](#)

ZBA#23-005: Request for a variance to Section 155.055(B)(1) of the Code of Ordinances to allow a reduction of the minimum lot depth from 110 feet to approximately 100 feet at 900 Cope St.; Jordan Riness, owner/applicant

Attachments: [Maps and Supporting Information](#)

[Site Plan and Exhibits](#)

[Provisions of Section 155.055\(B\) \(1\)](#)

4. **ADJOURNMENT OF MEETING**

I certify that the above agenda was posted on the bulletin board next to the main entrance of City Hall on September 29, 2023, prior to 5:00 p.m. in accordance with Chapter 551 of the Texas Government Code.

Clarissa Carrasco, Administrative Assistant 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: 23-5627

Agenda Date: 10/4/2023

Version: 1

Status: Approval of Minutes

In Control: Zoning Board of Adjustments

File Type: Meeting Minutes

Title

Minutes - Approval of the June 7, 2023, Zoning Board of Adjustments Meeting Minutes

Description/History

The minutes of the June 7, 2023, Zoning Board of Adjustments meeting 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 - Final

Zoning Board of Adjustments

Wednesday, June 7, 2023

6:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Vice-Chair Accipiter called the meeting to order at 6:02 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

Art Wright, Principal Planner

Clarissa Carrasco, Administrative Assistant II

Board Members:

Present 5 - Joe Glover; Robyn Accipiter; James Menefee; Eddilisa Martin and Noel Rendon

2. APPROVAL OF MINUTES

[23-5394](#)

Minutes - Approval of the May 3, 2023, Zoning Board of Adjustments Meeting Minutes

Board Member Menefee made a motion to approve the minutes of the May 3, 2023, meeting. Board Member Martin seconded the motion, which carried by the following vote:

Aye: 5 - Joe Glover; Robyn Accipiter; James Menefee; Eddilisa Martin and Noel Rendon

Nay: 0

Abstain: 0

3. PUBLIC HEARINGS

[23-5393](#)

ZBA#23-004: Request for Special Exceptions under Section 155.082(E) (6) of the Code of Ordinances to allow an accessory building with an area of approximately 680 square feet and a height of approximately 22.5 feet on property located at 830 Columbia Court; Linsey VanDyke, owner

Lindsey VanDyke, 830 Columbia Court, the applicant, presented the case and was available for questions.

Vice-Chair Accipiter opened the public hearing at 6:07 p.m.

Reggie Lacroix, 907 Cumberland Trail, asked questions about the height of the building and use of the garage.

Ms. VanDyke answered Mr. Lacroix's questions.

Vice-Chair Accipiter closed the public hearing at 6:10 p.m.

Vice-Chair Accipiter read the criteria for approving the Special Exception into the record.

Board Member Glover made a motion to approve the request for a Special Exception for an increase in height as presented. Board Member Menefee seconded the motion, which carried by the following vote:

Aye: 5 - Joe Glover; Robyn Accipiter; James Menefee; Eddilisa Martin and Noel Rendon

Nay: 0

Abstain: 0

4. ADJOURNMENT OF MEETING

With no further business Vice-Chair Accipiter adjourned the meeting at 6:14 p.m.

Kelly Jones, Chairman

ATTEST:

Art Wright, Principal Planner



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 23-5533

Agenda Date: 10/4/2023

Version: 1

Status: Public Hearing

In Control: Zoning Board of Adjustments

File Type: Zoning Board
Request

Agenda Number:

Title

ZBA#23-005: Request for a variance to Section 155.055(B)(1) of the Code of Ordinances to allow a reduction of the minimum lot depth from 110 feet to approximately 100 feet at 900 Cope St.; Jordan Riness, owner/applicant

Description/History

The owner of the property is seeking to build a new single-family residence on the property. Under Section 155.055(B)(1) of the Mansfield Code of Ordinances, properties zoned SF-7.5/12 require a minimum lot depth of 110 feet. The applicant's property is a portion of Block 2 in the Original Town of Britton subdivision. Block 2 is approximately 200 feet wide, with the residential lots on either side of the block being 100 feet deep. Because the block width cannot be increased, the lot cannot meet the minimum 110 lot depth requirement.

To accommodate the proposed house, the applicant is requesting a variance to reduce the minimum lot depth from 110 feet to 100 feet. If the variance is granted, the applicant would be able to plat the property into a single-family residential lot with a width of approximately 96 wide by 100 feet deep. The property is bordered on the north by Britton Road, and on the south and west sides by existing residential lots.

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.

Attachments:

Maps and supporting information

Site plan and exhibits

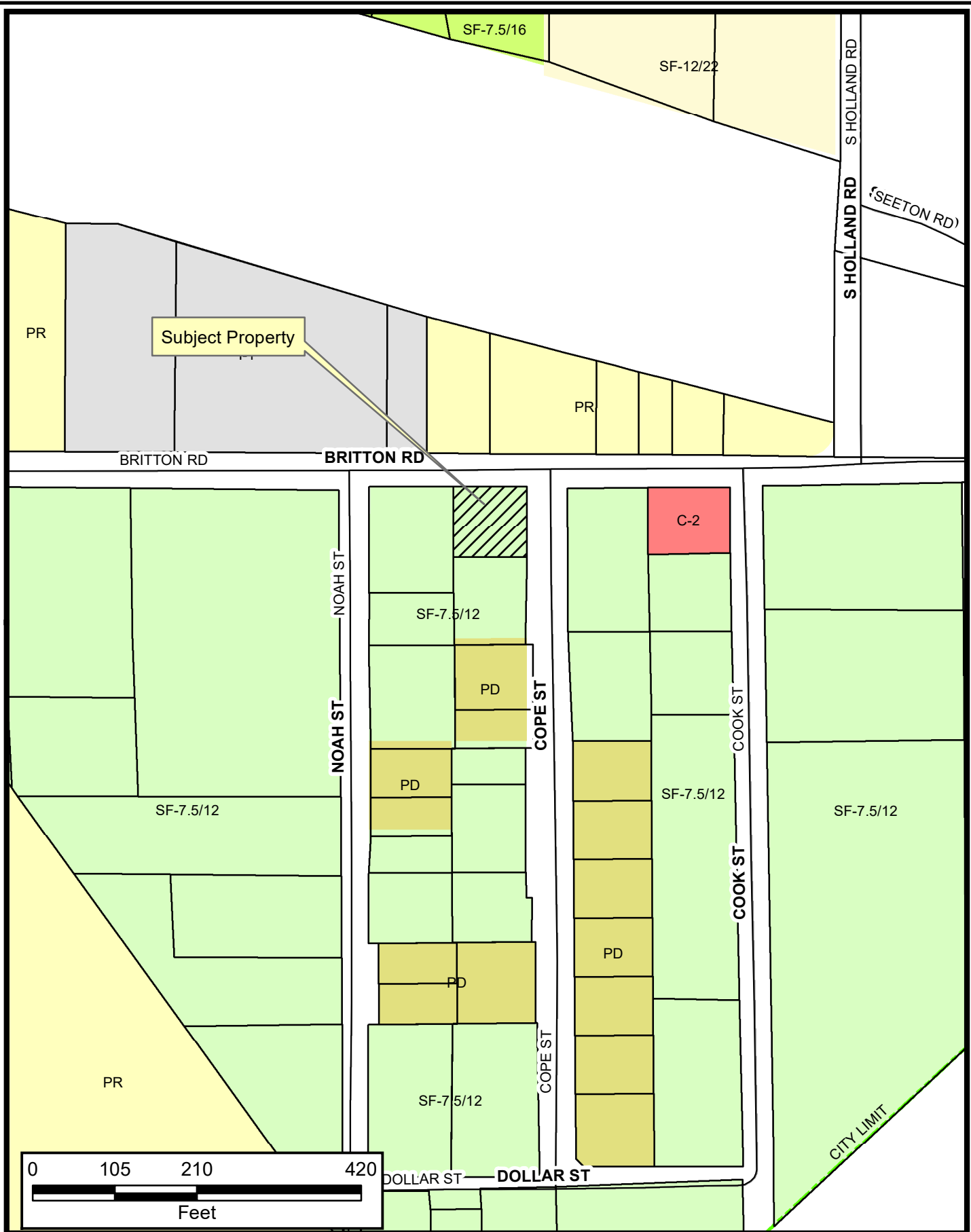
Provisions of Section 155.055(B) (1)



ZBA#23-005

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.

9/5/2023



8/16/2023

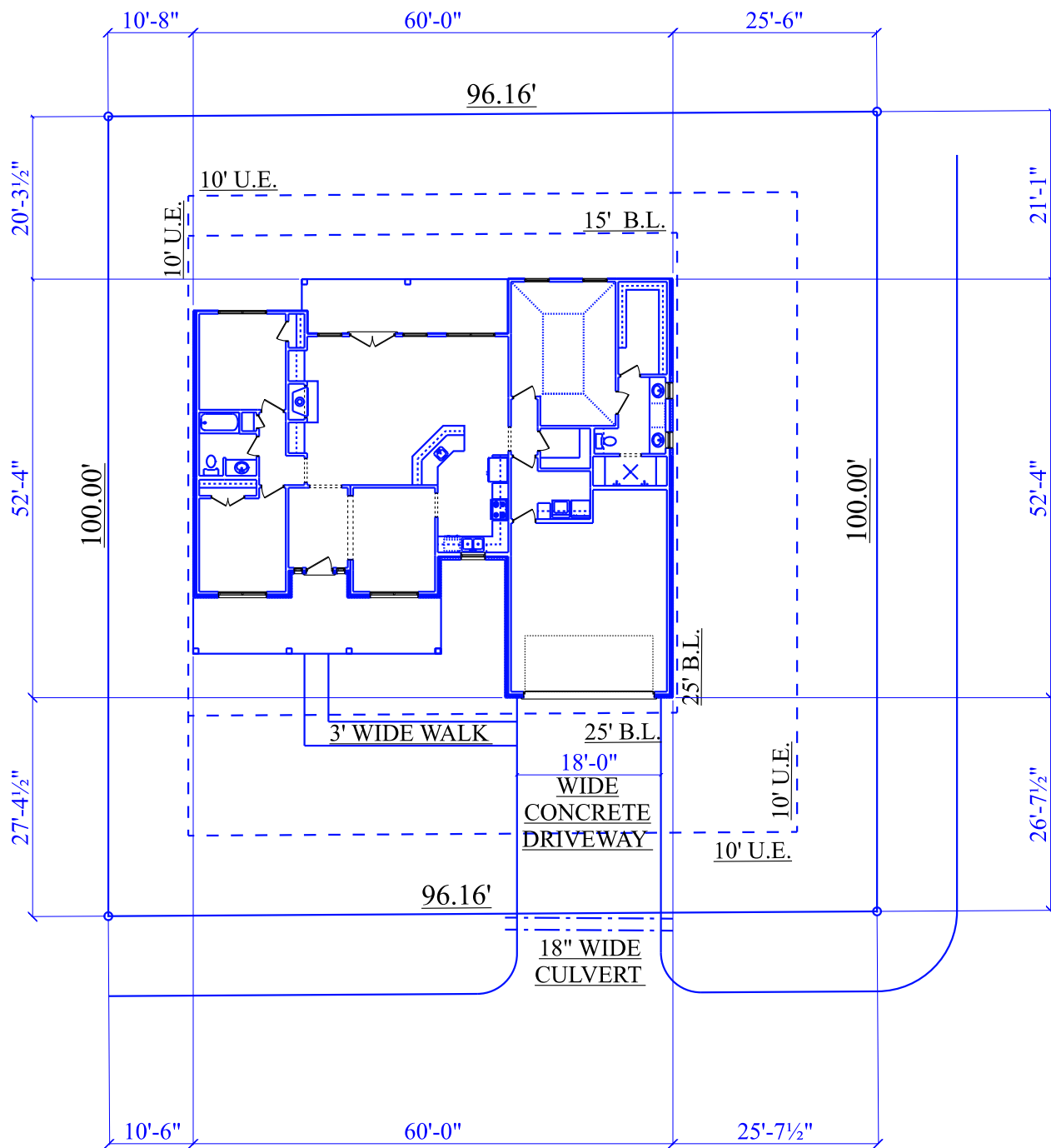
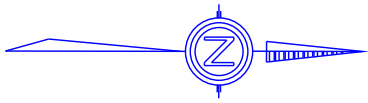
Greetings,

My name is Jordan Riness, my partner and I purchased the property at 900 Cope Street a few years ago. The lot/property itself is 100 X 100 and is a total 0.22 acres in size. The hardship this property has is that it was platted a very long time ago and it, along with all the neighboring parcels on this street, do not meet the current Zonings minimum depth requirement of 110 feet. Since the lot is the same depth, and a wider width than many lots with homes on the same street that have recently been built on, and because we cannot acquire more land to meet the minimum depth requirement, we are requesting a variance from the Zoning Board of Adjustments to seek a building permit for this property. Our plan is to build one (1) single family home on the lot and to make no changes to the lot itself. All other current zoning requirements such as building setbacks and minimum sqft will either be met or exceeded in our construction plans. Said construction plans are attached with this submittal.

Thank you for your Consideration,

Respectfully,

Jordan Riness



BRITTON ROAD

900 COPE STREET

SITE PLAN
SCALE: 1" = 20'-0"



130 CHIEFTAIN DRIVE
SUITE 101
WAXAHACHIE, TX 75165
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

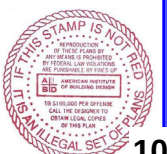
AIBD CERTIFICATION # 44-798
MATTHEW L. EDWARDS

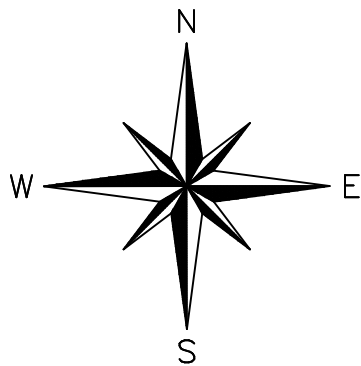


MAY 8th, 2023

A NEW SINGLE FAMILY HOME
TO BE LOCATED @
900 COPE STREET
LOT 3A, BLOCK 2
ELLIS COUNTY, TEXAS

**BRYSON
SWIGGART**





SURVEYOR'S DECLARATION

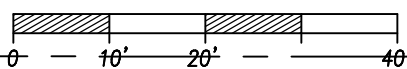
THIS is to declare that I, Stuart G. Hamilton, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey made on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

"Preliminary, this document shall not be recorded for any purpose."

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

Date

1" = 20'



BRITTON ROAD

TARRANT COUNTY

COUNTY LINE

ELLIS COUNTY

FND 5/8" S.R. CAP
"GOSSETT
1811" IN
BRICK POST

SET 1/2" S.R. CAP
"DAVIS AND
MCDILL"

(deed call N 89°49'12" E 100.00')
N 89°52'43" E 100.00'

FND 1/2" S.R.

P.O.B.

SET 1/2" S.R. CAP "DAVIS AND MCDILL"
N = 6885597.697
E = 2409635.158

BRICK POST

BRICK POST

S 89°52'43" W 50.00'

2015-01-16
SECRETARY OF HOUSING & URBAN DEVELOPMENT

TO

KATHY TRAN

VOLUME 2812, PAGE 2295, OPRECT

LOT 1 & LOT 2, BLK 2

(deed call N 00°10'48" W 100.00')
N 00°28'26" W 96.16'

10' UTILITY EASEMENT

25' BUILDING LINE

LOT 3A, BLOCK 2
9616 S.F.
0.2207 ACRE

1996-10-31
JUNE L. WARNER

TO

JERRY F & RITA M CROCKER
VOLUME 1301, PAGE 24, OPRECT

10' UTILITY EASEMENT

S 89°52'43" W 100.00'
(deed call S 89°49'12" W 100.00')

SET 1/2" S.R. CAP
"DAVIS AND
MCDILL"

1988-12-09
EARL C PORTER

TO

JESSIE & NINA LANDERS
VOLUME 806, PAGE 34, DRECT
SOUTH 1/2 LOT 3, BLK 2

COPE ROAD

50' R.O.W.

LEGEND

- - Property Corner Symbol
- Fnd. - Found
- S.R. - Steel Rod
- S.P. - Steel Pipe
- U.E. - Utility Easement
- P/P - Utility Pole
- R.O.W. - Right of Way
- P.O.B. - Point of Beginning
- C/L - Centerline
- - Drainage Flow
- X - Spot Elevations
- B.L. - Building Line
- W/L - Water Line
- W/M - Water Meter
- M/H - Sewer Manhole
- C/O - Cleanout
- F/H - Fire Hydrant
- W/V - Water Valve
- D.U.E. - Drainage & Utility Esmt
- T/R - Telephone Riser
- E/T - Electric Transformer

LEGEND

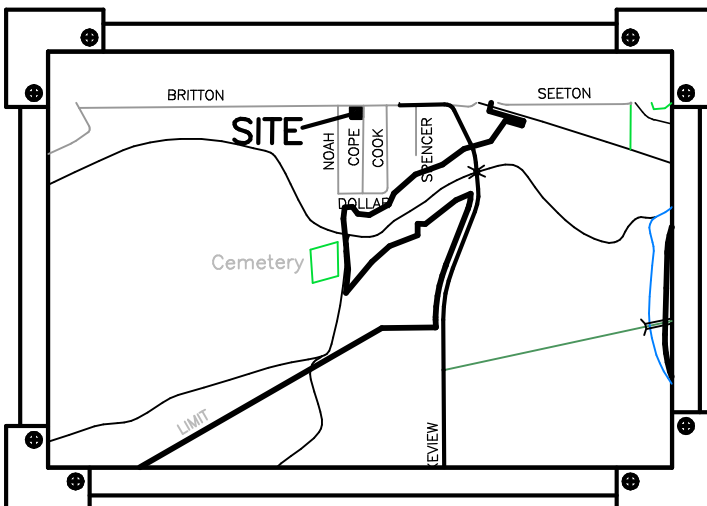
- X - Wire Fence
- /// - Wood Fence
- /- - Iron Fence
- - Chain Link Fence
- ||||| - Railroad Track
- C - Cable TV
- GAS - Gas Line
- P - Petroleum Pipeline
- E - Electric Line
- SS - Sanitary Sewer Line
- W - Water Line
- UGT-UGT - Underground Telephone
- T - Telephone

Owners:

JORDAN RINESS &
BRYSON SWIGGART

Developers:

Riness Holdings LLC
Jordan Riness
jriness@gmail.com
231-409-9492



LOCATION MAP SCALE : 1" = 2000'

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS:

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, THEIR HEIRS, GRANTEEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH COULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR FOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

NOTES:

- Subject tract lies within Zone X (Un-shaded area defined as Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Agency Flood Insurance Rate Maps for Ellis County, Texas and Incorporated Area per Map No. 48139C0025 F, Effective Date June 3, 2013.
- Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.
- Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of state law and City ordinance and is subject to penalties imposed by law.
- All common areas, drainage easements, private drainage easements, and/or detention ponds shall be maintained by the Home Owner's Association and shall indemnify the City of Mansfield.
- The purpose of this plat is to create 1 lot from the north half of Lot 3, in Block 2 of the Original Town of Britton.

State of Texas §
County of Ellis §

WHEREAS, Jordan Riness and Bryson Swiggart are the Owners of a tract of land situated in the Hugh Henderson Survey, Abstract 432, City of Mansfield, Ellis County, Texas and being the 0.230 acre tract described in deed to them by Rita M. Crocket, et al.,

BEING a part of the Hugh Henderson Survey, Abstract 432, City of Mansfield, Ellis County, Texas, and being the north one-half of Lot 3, Block 2, Original Town of Britton, Texas, according to the plat thereof recorded in Volume 158, Page 45, Deed Records, Ellis County, Texas (DRECT), as described in Quit Claim Deed from June L. Warner to Jerry F. Crocker, et ux, recorded in Volume 1301, Page 324, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described by its metes and bounds as follows:

BEGINNING at the intersection of the southerly right of way line of Britton Road with the westerly right of way line of Cope Road, being the northeast corner of said Lot 3 and of said Block 2 and the northeast corner of said Crocker tract, a 1/2 inch steel rod, with plastic cap stamped "DAVIS and McDILL", set, having Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983, coordinate values N = 6885597.697, E = 2409635.158;

THENCE S 00°28'26" E, with the easterly line of said Lot 3 and of said Block 2 and the with said Cope Street right of way line, 96.16 feet to the southeast corner of said Crocker tract and the northeast corner of the tract described in deed from Earl C. Porter to Jessie and Nina Landers, recorded in Volume 806, Page 34, DRECT, a 1/2 inch steel rod, with plastic cap stamped "DAVIS and McDILL", set;

THENCE S 89°52'43" W, with the common line of said Crocker tract and said Landers tract, 100.00 feet to their common west corner, on the common line of Lot 2 and said Lot 3, Block 2, Original Town of Britton, Texas, a 1/2 inch steel rod, with plastic cap stamped "DAVIS and McDILL", set;

THENCE N 00°28'26" W, with the common line of said Lots 2 and 3 and the common linr of said Crocker tract and the tract described in deed from the Secretary of Housing and Urban Development to Kathy Tran, recorded in Volume 2812, Page 2295, OPRECT, 96.16 feet to the common north corner of said Lots 2 and 3 and of said Crocker and Tran tract and on said Britton Road right of way line, a 1/2 inch steel rod, with plastic cap stamped "DAVIS and McDILL", set;

THENCE N 89°52'43" E, with the common line of said Crocker tract, Lot 3 and said Britton Road right of way line, 100.00 feet to the point of beginning and containing approximately 9616 square feet or 0.2207 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, Jordan Riness and Bryson Swiggart do hereby adopt this plat designating the herein above described property as the LOT 3A, Block 2, Replat of the North Half of Lot 3, Block 2, of the Original Town of Britton, an addition to the City of Mansfield, Ellis County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS my hand at _____, Texas, this the ____ day of _____, 20____.

"Preliminary, this document shall not be recorded for any purpose."

Name & Title printed

Name & Title printed

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and considerations therein expressed.

Given under my hand and seat of office, this ____ day of _____, 20____.

"Preliminary, this document shall not be recorded for any purpose."

Notary Public

WITNESS, my hand, this the ____ day of _____, 2021.

STATE OF TEXAS §
COUNTY OF ELLIS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seat of office, this ____ day of _____, 20____.

"Preliminary, this document shall not be recorded for any purpose."

Notary Public

My Commission Expires On:

WITNESS my hand on this ____ day of _____, 20____.

REPLAT
THE NORTH HALF OF LOT 3, BLOCK 2
ORIGINAL TOWN OF BRITTON
LOT 3A, BLOCK 2
0.2207 Acre

Being a Replat of the North Half of Lot 3
in Block 2 of the Original Town of Britton
City of Mansfield, Ellis County, Texas (1 Lot)

DAVIS & MCDILL, Inc.

ENGINEERS
D&M
SURVEYORS

CONSULTING ENGINEERS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185

(A Texas licensed surveying firm # 10194681, and a Texas licensed engineering firm # F-8439)

Date: **11-9-2021**

Scale: **1" = 20'**

Drawn: **D. McDill**

Job: **221-0167**

Sheet **1**

of **1** sheets.

§ 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	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		
A	2 acres	2,200	15%	150	200	40	15	25	25	25	35	See § 155.056
SF-12/22	12,000	2,600 ⁸	45%	90	120	25	25	10	25	15	35	
SF-9.6/20	9,600	2,400 ⁸	45%	80	110	25	15	10	25	15	35	
SF-8.4/18	8,400	2,200 ⁸	45%	70	110	25	15	10	20	15	35	
SF-7.5/18	7,500	1,800	45%	65	110	25	15	5 & 10 ^{2,7}	20	15	35	
2F	3,750	1,000	45%	65	110	25	15	5 & 10 ²	20	15	35	
MF-1	3,630	See §155.055 (F)	40%	100	120	25	25 ³	20 ³	25	25	35 ⁴	
MF-2	2,420	See §155.055 (F)	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 §155.056
SF-8.4/16	8,400	1,600	45%	70	110	25	15	5/7.5 ⁵	20	15	35	
SF-7.5/16	7,500	1,600	45%	65	110	25	15	5 & 10 ^{2,7}	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 § 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.