

Existing regulations for primary use single family dwelling:

1137.011

<u>Zones:</u>	<u>Minimum lot width & area</u>		<u>Front</u>	<u>min. side/sum</u>	<u>rear</u>	<u>height</u>
R-1A	80	12,000	30	6/16	40	30
R-1B	70	8,400	30	5/14	35	30
R-1C	50	6,000	30	5/13	30	30
R-2	50	6,000	30	5/13	30	30
R-3	50	6,000	30	5/13	30	30

1154.01

Existing Uniform single family home minimum size:

Width: 22 feet at narrowest point (exclusive of breezeways, porches, terraces and garages or attachments)

Length: 22 feet at narrowest point (exclusive of breezeways, porches, terraces and garages or attachments)

Floor Area: Single story home: Minimum area of 900 SF;

*but can be reduced foot for foot but no lower than 700 for each square foot of basement or an attached garage space constructed and completed at the same time as the house.

*Or reduced one foot for every two foot of detached garage

Foundation: Affixed to permanent masonry foundation around the entire perimeter of the unit.

Roof: 3:12 residential roof pitch with eave overhang

Exterior: Conventional siding

Doors No less than 36" wide, hinged doors and 6' 8" in height and face the primary address street

Windows: Minimum of 1 functioning window facing the primary street address min. surface area of 5.7 SF and minimum operable sash width of 20" and minimum operable sash height of 24"

1159.

Existing Accessory Use Criteria:

Construction type: Can be attached or detached

Setbacks:

If attached, must meet setbacks of the house

If detached must be a minimum of 6' from to the rear of the house, 3' from rear & interior side yard and if in any yard other than rear must meet same setbacks as the house.

Must be 10' from side or rear lot line that abuts an alley

Area: Cannot exceed 25% of the required rear yard.

Height: Max is 15'

Proposed regulations for Accessory Dwellings on lots with Single Family Dwellings for discussion purposes

Principal or Conditional Use?

Recommend as Conditional use for hardship - go before BZA

Criteria:

Should it only be approved as a hardship case for family members/ one household unit only? (care- giver nanny, in-law household member with disability etc.)

Or permitted as a way to increase affordable housing stock & provide landowners with another source of income?

Quantity:

No more than one accessory dwelling unit per lot in addition to the principal single family dwelling.

Size:

Maximum Must be under 900 SF

Minimum 400 SF or 500SF

Minimum amenities:

private sanitary facilities, hot and cold running water, and cooking and food storage facilities

Do we want it smaller? Common 2 car garage is 20 'x 20' (400 SF) or 24' x 24' (576 SF)

Attached and/or Detached?

If attached, view as part of the home & meet those setbacks

If detached, follow accessory unit setbacks

Parking:

Show site plan showing on site parking

Utility connections:

1 or 2 sewer & water laterals/meters ?