

## RESULTS SHEET

Date: 05/12/2020

Case No./Name: PLZ2020-2X1 Essex Park (Zoning)

### A. STIPULATIONS AND RECOMMENDATIONS

The text in red represents modified language proposed for front setbacks. Proposed text to be removed are ~~struck through~~ and new content is underlined. Staff recommends **APPROVAL** with the following stipulations:

#### TRACT 1: Special Development Standards

q. Lot Development Standards:

v. Minimum Setbacks:

~~1) Front Yard:~~

~~a) House Face: Minimum 15 feet. When a porch and/or entry corridor is provided and is covered by a roof incorporated into the design of the façade, this setback may be reduced to a minimum 11 feet.~~

~~b) Garage Face: Minimum 20 feet.~~

~~c) Garage Face shall be setback a minimum five feet from house face on a least eighty percent (80%) of the homes. For the purposes of this item, when a porch and/or entry corridor is provided and extends at least five feet in front of the garage face, and is covered by a roof incorporated in to the design of the façade, it shall be viewed as the house face. Also, no more than twenty percent (20%) of the homes may have the house face less than 1 foot behind the garage face.~~

1) Front Yard:

a) Except as provided in subsections (1) and (2) below, the minimum setback shall be fifteen (15) feet.

(1) Roof covered porches and entry corridors may project into the required fifteen (15) foot setback a maximum of four (4) feet.

(2) A maximum of thirty percent (30%) of the residential lots may have a minimum setback of eleven (11) feet for the main structure.

b) Notwithstanding the setback provisions in subsection a) above, the minimum setback for the garage door shall be twenty (20) feet.

(1) The garage door shall be set back a minimum of five (5) feet from the front façade of the main structure on at least eighty

percent (80%) of the homes. ~~The balance of the homes shall have the garage door set back a minimum of one (1) foot behind the front façade of the main structure.~~ The balance of the homes may be setback less than one (1) foot behind the garage door.

(2) The intent of subsection b)(1) above, shall be met if a roof covered porch or entry feature extends at least 5 feet in-front of the garage.

2) Side Yard: Minimum 5 feet for interior lots and 10 feet for side street/corner lots.

3) Rear Yard: Minimum 10 feet.

**B. P&Z ACTION** from P&Z meeting: 02/06/20

Result: **APPROVAL** with Staff Stipulations /Vote: 8-0 (Kiser absent)

**C. CC PUBLIC HEARING / ORDINANCE ACTION** from CC meeting: 05/12/20

Result: /Vote: