

Planning Commission Recommendation on April 5, 2023

10.10.060 SF Single Family Residential Zone, Ordinance-O-2023-19.

Chairman Farrar commented recommendation is a little tighter than rural estate which should be because it is single family zoning and not rural. We added "No more than one (1) primary home on a property" under the chart/grid. Total Max Size for all shipping containers was added.

Discussed amongst commissioners that they agree with proposed changes. (Attachment B)

MOTION: Commissioner Farrar motioned that we recommend approval to update Title 10.10.060 Single Family Residential Zone, Ordinance-O-2023-19 with the changes in the packet as well as the changes discussed about changes in the packet Jenna has as well as the changes that we discussed about lines 5, 6 as well as adding that "No more than one (1) primary home on a property." (Attachment B)

SECOND: The motion was seconded by Commissioner Palmer.

VOTE: Chairman Farrar called for a vote:

Commissioner Farrar - Aye

Commissioner Hood - Aye

Commissioner Palmer - Aye

Commissioner Fralish - Aye

Chairman Farrar - Aye

The vote was unanimous and the motion carried.

provided in subsection 10-7-180-E4 of this title.

- D. Height Regulations: No building shall be erected to a height greater than thirty five (35'). No accessory building shall be erected to a height greater than twenty five (25') feet, unless a conditional permit has been obtained.

E. Area Width and Yard Regulations:

District	Area	Lot Width in Feet	Setbacks for Yards in Feet			TOTAL Maximum Size of	Maximum Building Coverage
	Minimum	Minimum	Front	Side	Rear	ALL Accessory Building	On lot (see note 10 & 10.28.240D)
SF-.50	20,000 sq. ft.	80	25	10	10	3,000	50%
SF-1.0	40,000 sq. ft.	80	25	10	10	8,000	50%
SF-2.5	2.5 acres	150	25	25	25	15,000	50%
SF-5.0	5.0 acres	200	25	25	25	25,000	50%
SF-10.0	10.0 acres	300	25	25	25	40,000	50%

TOTAL MAX SIZE FOR ALL SHIPPING CONTAINERS

700

1,100

1,500

2,000

5,000

**** No more than (1) Primary home on a property.**

F. Modifying Regulations:

1. Side Yards: The side yard setback on a "street side" yard shall be fifteen (15) feet
2. Private Garages and Accessory Buildings: Private garages and accessory buildings located at least 10' behind the main dwelling on lots less than ½ acre may have a side yard of three feet (3'), all others must be ten feet (10'), provided that all corner lots shall maintain fifteen feet (15') on the street side.
3. Prohibited Materials and Storage: No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any residential zone. No junk, debris, or junk cars shall be stored or allowed to remain on any lot in any residential zone.
4. Location of Required Parking: Required parking shall not be located in the front yard setback.
5. All lighting shall comply with AVL 10.26 Outdoor Lighting Ordinance.
6. For additional restrictions and clarifications in this zone, see AVL 10.28 Supplementary and Qualifying Regulations for Land Use and Building.
7. Permitted and conditional uses set forth in this section shall be deemed to