

Dear Mayor and Council,

The current Rollingwood code of ordinances has two definitions pertaining to front yards.

General ordinances Code Section 32-1: "Front yard means the area located between the front building line and the front property line."

Zoning Code Section 107-3: "Yard, front, means a yard which faces a street, is located between the main building on a lot and the street easement or front line of the lot, and extends across the front of a lot between the side lot lines."

The proposed language in Agenda item 14 would add a third definition of "the front yard" in Section 107-75 of the Zoning Code, as follows: "The addressed street of the lot shall constitute the front yard." Read literally, this proposed language says the "addressed street" constitutes the "front yard". I don't think this is what we intend.

What I think is intended is that the "front yard" is the yard that faces the addressed street of the lot. Also, it seems that amending the existing "front yard" definition in Section 107-3 would be also more clear that the proposed new language in Section 107-75.

For these reasons, instead of the proposed language in Section 107-75, I recommend the definition of "Yard, front" in Section 107-3 be amended to read as follows: "Yard, front, means the yard which faces the addressed street of the lot, is located between the main building on a lot and the addressed street easement, and extends across the lot between the side lot lines." Then, strike subsection (c) of 107-75, as the code now defines the front yard so that building official would not need to do so.

Lastly, I don't think we necessarily need to change anything in Code Section 32-1 as it deals with a different subject matter, where vehicles can be parked, so it could not be conflicting with the zoning code definition.