

Presented as an Attachment on the 12/08/2021 Council Agenda

§ 156.066 – BUILDING ACROSS LOT LINES & ON MULTIPLE LOTS

Notwithstanding the foregoing, or any other provisions of this section or Woodcreek's Code of Ordinances, building across lot lines and on multiple lots may be allowed if (and only if) there is unified ownership (same ownership) of adjacent lots, and if there is only one primary structure (single-family residential home) presently existing on one (and only one) of the adjacent lots with unified ownership, subject to the following:

- (1) Fences, sidewalks, and similar related hardscape and landscaping may be built across lot lines and cross over and into a lot adjacent to a lot on which a primary structure is located, as well as any lot adjacent thereto. Provided however, the placement limitations for fencing set forth in section 156.057 shall still apply, but with the understanding the adjacent lots with unified ownership (same ownership) shall be viewed as one-lot for purposes of determining fence location.
- (2) The following may be built on lots adjacent to a lot on which a primary structure is located even if those lots do not have a primary structure: accessory structures (but only insofar as those structures are not fit for or intended to be used for human occupation, but rather, include structures such as green houses, sheds, playground equipment, pool house, etc.), carports, fence, garage, and other structures of the like.
- (3) Building setback requirements will apply only to the outer most limits of adjacent lots when viewed as one collective lot.
- (4) Standard impervious cover limitations shall apply to the lot one which the primary structure exists.
- (5) Lots on which there is not a primary structure will only be entitled to use ½ of the allowable impervious cover.

The foregoing does not provide an absolute right to make improvements to adjacent lots with unified ownership (same ownership). Owners who wish to make improvements under this section will be required to follow the permitting and approval process for the City of Woodcreek.