

# SHADOW RIDGE NORTH ZONING APPLICATION NARRATIVE

1014-PA-2021

Sec. 5.104. - Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. *Lot area.*

32,200 SQ.FT.

1. Each lot shall have a minimum lot area of not less than ~~forty three thousand (43,000)~~ square feet. **THIRTY TWO THOUSAND ONE TWO HUNDRED SQUARE FEET**
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

Width. All lots shall have a minimum lot width of one ~~hundred fifty (150) feet.~~  
**ONE HUNDRED AND TWENTY / 120' FEET**

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed ~~thirty (30) feet in~~ height, except as otherwise provided in article VII. **TWENTY FOUR (24) FEET**

E. *Yards.*

1. Front Yard.

**THIRTY (30) FEET** (TO FACE OF BUILDING AND GARAGE)

- a. There shall be a front yard having a depth of not less than ~~forty (40) feet.~~
- b. Where lots have a double frontage on two (2) streets, the required front yard of forty **THIRTY (30) FEET** ~~(40) feet~~ shall be provided on both streets.

- c. On a corner lot, the required front yard of ~~forty (40) feet~~ **THIRTY (30) FEET** shall be provided on each street. No accessory buildings shall be constructed in a front yard. *Exception:* On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than ~~twenty (20) feet~~ on each side of a building. **FIFTEEN (15) FEET**

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five (35) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than ~~forty (40) feet.~~ **THIRTY (30) FEET**

G. *Walls, fences and landscaping.* Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and

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hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

~~I. Corral. Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.~~

(Ord. No. 2509, § 1, 6-1-93; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 27, 28), 4-3-12)