

Welcome to the June 12, 2023, WDM Planning and Zoning Commission Meeting

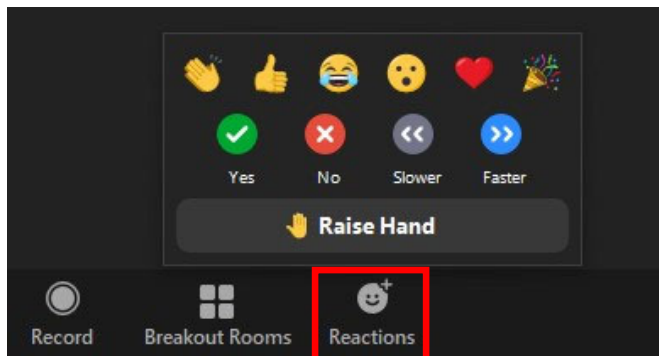
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting. The Commission Chair will first ask for the applicant's and then staff's presentation on an agenda item. After the applicant and staff have presented, the Chair will ask for public comment. At this point, please raise your hand to indicate you wish to speak. The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



Item 2a – Zoning Code Amendment – Single Family Residential Setbacks Approval of Ordinance Amendment

To participate on this item:

- The Chair will first have the applicant present on the agenda item and will then ask for public comment on the item.
- Please "raise your hand" to indicate that you wish to speak.
- The Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute**
- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.
- When a motion is made and a vote is called for, ONLY the Commission members vote.

When you are unmuted – please state your name and address for the record before you make your comments.

Item 2a – Single Family Residential Setbacks

Reduced Setback Provision:

- a. Reduced Setbacks may be designated within a subdivision if the lot meets all of the following criteria, without exception:
 1. Lot size ranges from 5,000 sq. ft. to 7,999 sq. ft. (up to 11,000 sq. ft. for a corner lot – due to requirement to be 25' wider)
 2. Lot width is a maximum of 50 feet wide at the building setback line (75 feet for one side of a corner lot)
 3. Lot has a minimum 40 feet of street frontage
- b. Reduced setbacks in lieu of the regular district required setbacks:
 - front yard – 25 feet (the average front yard setback regulation is waived in this case),
 - rear yard – 30 feet
 - side yard - 6 feet with a minimum total of minimum 12 feet combined side yard setbacks
- c. Lots with reduced setbacks must be identified with the setbacks noted on the subdivision documents/drawings

Average Front Yard Setback: In any existing platted property where the average front yard setback is different than that required for the specific zoning district, the front yard setback for the subject lot is equal to the average of the front yard depths of any existing immediate adjacent dwellings on the same side of the street including the existing dwelling of the subject property.

Item 2a – Single Family Residential Setbacks

| Required Standards | OS | RE | RS | | | | R-1 ³ | SF-CR | SF-VJ | VJHB |
|---|------|-----|-------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|-------|-------|------|
| | | | 5,000 To 7,999 Sq. Ft. ³ | 8,000 To 9,999 Sq. Ft. | 10,000 To 14,999 Sq. Ft. | 15,000 Sq. Ft. Or Greater | | | | |
| Front yard setback ^{1,2} | 50' | 50' | 30' | 35' | 35' | 35' | 30' | 20' | 20' | 20' |
| Rear yard setback | 50' | 50' | 35' | 35' | 35' | 35' | 35' | 20' | 35' | 35' |
| Minimum side yard setback on any 1 side | 50' | 20' | 7' | 8' | 8' | 8' | 7' | 5' | 5' | 5' |
| Minimum sum of side yard setbacks | 100' | 40' | 14' | 20' | 20' | 20' | 14' | 10' | 10' | 10' |
| Street Side Yard (see Title 10, Chapter 3, Section 1) | | | 20' 25' to garage opening | 20' 25' to garage opening | 20' 25' to garage opening | 20' 25' to garage opening | 20' 25' to garage opening | | | |