

FORSYTH COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: _____ **AGENDA ITEM NUMBER:** _____

SUBJECT:-

- A. Public Hearing on Zoning Text Amendment proposed by the Inspections Division and CCPB to amend the UDO to reflect the addition of a definition for "Cul-de-sac lot" and revise building setback standards for such. (UDO-108)

- B. Ordinance amending the Forsyth County Zoning Ordinance

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:-

SUMMARY OF INFORMATION:-

See attached staff report.

After consideration, the Planning Board recommended approval of the zoning text amendment.

ATTACHMENTS:- YES NO

SIGNATURE: _____ **DATE:** _____

ACTION REQUEST FORM

DATE: October 22, 2003
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Text Amendment proposed by the Inspections Division and CCPB

SUMMARY OF INFORMATION:

Zoning Text Amendment proposed by the Inspections Division and CCPB to amend the UDO to reflect the addition of a definition for "Cul-de-sac lot" and revise building setback standards for such (UDO-108).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

STAFF REPORT

DOCKET #: UDO 108

STAFF: Suzy Gallaway

REQUEST

This UDO text amendment is proposed by the Inspections Division and the City County Planning Board to amend the UDO to reflect the addition of a definition for “Cul-de-sac lot” and revise building setback standards for such.

BACKGROUND

The UDO currently requires that buildings be set back a specific distance from the right-of-way or to a point where the minimum lot width of the underlying zoning district has been met. Typically this encourages a natural pattern of setbacks for houses on a residential street. However, because of the bulb shape of cul-de-sacs, the required width is often located far beyond the setback line of other lots and houses not located on a cul-de-sac bulb. This has led to a development pattern in which homes located on cul-de-sacs are not consistent with the setback of other homes in a subdivision. Additionally, it is often difficult for a developer to attain the required width without adding significant square footage to the cul-de-sac lot. This issue has been the subject of numerous requests for variances, which have been brought before the Zoning Board of Adjustment.

ANALYSIS

Planning staff generally encourages connectivity of streets and discourages the utilization of cul-de-sacs. Staff does however recognize that cul-de-sacs are appropriate and desirable in some situations due to topography and existing lotting patterns. Accordingly, staff has determined that a UDO definition for a cul-de-sac lot must be established, and dimensional requirements of such a lot clearly defined.

The same constraints that make a cul-de-sac a necessity in a development, steep terrain for example, can also hinder the developer from being able to meet the current width requirements for cul-de-sac lots. Streams and topographic issues can sometimes make it difficult for a lot to extend further back to meet width requirements and associated setback requirements in a manner, which maintains the character of the streetscape.

From a planning aspect, neighborhoods with cul-de-sacs can often have a disjointed appearance because of the forced increased front setback to meet width requirements. The proposed text amendment would allow more conventional setback requirements for cul-de-sac lots without the current width-related setback requirements. This would allow for a more balanced appearance of cul-de-sac lots with others in the neighborhood.

RECOMMENDATION

APPROVAL.

Glenn Simmons presented the staff report.

PUBLIC HEARING

FOR:

Don Nielsen, 100 N. Cherry Street, Winston-Salem, NC 27101

- I'm here for LPT Development
- We second and support this. Developers and builders are behind this.

Al Leonard, Old 404 N. Eugene Street, Greensboro, NC 27429

- Here in support.
- Can show samples of cul-de-sac lots if you wish.

AGAINST: None

WORK SESSION

MOTION: Philip Doyle moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff recommendations.

SECOND: Jerry Clark

VOTE:

FOR: Bost, Clark, Doyle, Eickmeyer, Folan, Glenn, King, Lambe, Norwood

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning

UDO-108
AN ORDINANCE AMENDING
CHAPTER A, DEFINITIONS ORDINANCE AND
CHAPTER B, ZONING ORDINANCE
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO ACCOMMODATE A NEW DEFINITION FOR CUL-DE-SAC LOT

Be it ordained by the Board of Commissioners of Forsyth County, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

LOT, CUL-DE-SAC. Generally, a triangular or irregular shaped lot having all of its frontage on the end of a street either in circular cul-de-sac or other type of permanent turnaround with the lot line(s) most parallel to the front line being at least three times the lot's frontage.

Section 2. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column "Width (ft)" under the heading of "Minimum Zoning Lot" in the tables of Sections 2-1.2 (A) (2); 2-1.2 (B) (2); and 2-1.2 (K) (2)

Section 3. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots shall be exempt from lot width requirements

Section 4. Chapter B, Article II, Zoning Districts is amended by adding footnote 4 to the column "Front (ft)" under the heading "Minimum Setbacks" in the tables of Sections 2-1.2 (A) (2); 1-1.2 (B) (2); and 2-1.2 (K) (2)

Section 5. Chapter B, Article II, Zoning Districts is amended by adding the following after new footnote 3 at the bottom of said tables:

4. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 6. Chapter B, Article II, Zoning Districts is amended by adding footnote 2 to the column "Width (ft)" under the heading "Minimum Zoning Lot" in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 7. Chapter B, Article II, Zoning Districts is amended by adding the following footnote after footnote 1 at the bottom of said tables:

2. Cul-de-sac lots shall be exempt from lot width requirements.

Section 8. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column “Front (ft)” under the heading “Minimum Setbacks” in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (K) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 9. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 10. Chapter B, Article III, Other Development Standards is amended by adding a new Subsection to 3-1.1, Dimensional Requirements:

(T) Minimum frontage of zoning lots

All zoning lots must have a minimum frontage of (25) twenty-five feet on the street that provides access to the zoning lot.

Section 11. This ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO-108
AN ORDINANCE AMENDING
CHAPTER A, DEFINITIONS ORDINANCE AND
CHAPTER B, ZONING ORDINANCE
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO ACCOMMODATE A NEW DEFINITION FOR CUL-DE-SAC LOT

Be it ordained by the City Council of the City of Winston-Salem, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

LOT, CUL-DE-SAC. Generally, a triangular or irregular shaped lot having all of its frontage on the end of a street either in circular cul-de-sac or other type of permanent turnaround with the lot line(s) most parallel to the front line being at least three times the lot's frontage.

Section 2. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column "Width (ft)" under the heading of "Minimum Zoning Lot" in the tables of Sections 2-1.2 (A) (2); 2-1.2 (B) (2); and 2-1.2 (K) (2)

Section 3. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots shall be exempt from lot width requirements

Section 4. Chapter B, Article II, Zoning Districts is amended by adding footnote 4 to the column "Front (ft)" under the heading "Minimum Setbacks" in the tables of Sections 2-1.2 (A) (2); 1-1.2 (B) (2); and 2-1.2 (K) (2)

Section 5. Chapter B, Article II, Zoning Districts is amended by adding the following after new footnote 3 at the bottom of said tables:

4. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 6. Chapter B, Article II, Zoning Districts is amended by adding footnote 2 to the column "Width (ft)" under the heading "Minimum Zoning Lot" in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 7. Chapter B, Article II, Zoning Districts is amended by adding the following footnote after footnote 1 at the bottom of said tables:

2. Cul-de-sac lots shall be exempt from lot width requirements.

Section 8. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column “Front (ft)” under the heading “Minimum Setbacks” in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (K) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 9. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 10. Chapter B, Article III, Other Development Standards is amended by adding a new Subsection to 3-1.1, Dimensional Requirements:

(T) Minimum frontage of zoning lots

All zoning lots must have a minimum frontage of (25) twenty-five feet on the street that provides access to the zoning lot.

Section 11. This ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO-108
AN ORDINANCE AMENDING
CHAPTER A, DEFINITIONS ORDINANCE AND
CHAPTER B, ZONING ORDINANCE
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO ACCOMMODATE A NEW DEFINITION FOR CUL-DE-SAC LOT

Be it ordained by the Board of Aldermen of the Town of Kernersville, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

LOT, CUL-DE-SAC. Generally, a triangular or irregular shaped lot having all of its frontage on the end of a street either in circular cul-de-sac or other type of permanent turnaround with the lot line(s) most parallel to the front line being at least three times the lot's frontage.

Section 2. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column "Width (ft)" under the heading of "Minimum Zoning Lot" in the tables of Sections 2-1.2 (A) (2); 2-1.2 (B) (2); and 2-1.2 (K) (2)

Section 3. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots shall be exempt from lot width requirements

Section 4. Chapter B, Article II, Zoning Districts is amended by adding footnote 4 to the column "Front (ft)" under the heading "Minimum Setbacks" in the tables of Sections 2-1.2 (A) (2); 1-1.2 (B) (2); and 2-1.2 (K) (2)

Section 5. Chapter B, Article II, Zoning Districts is amended by adding the following after new footnote 3 at the bottom of said tables:

4. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 6. Chapter B, Article II, Zoning Districts is amended by adding footnote 2 to the column "Width (ft)" under the heading "Minimum Zoning Lot" in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 7. Chapter B, Article II, Zoning Districts is amended by adding the following footnote after footnote 1 at the bottom of said tables:

2. Cul-de-sac lots shall be exempt from lot width requirements.

Section 8. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column “Front (ft)” under the heading “Minimum Setbacks” in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (K) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 9. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 10. Chapter B, Article III, Other Development Standards is amended by adding a new Subsection to 3-1.1, Dimensional Requirements:

(T) Minimum frontage of zoning lots

All zoning lots must have a minimum frontage of (25) twenty-five feet on the street that provides access to the zoning lot.

Section 11. This ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO-108
AN ORDINANCE AMENDING
CHAPTER A, DEFINITIONS ORDINANCE AND
CHAPTER B, ZONING ORDINANCE
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO ACCOMMODATE A NEW DEFINITION FOR CUL-DE-SAC LOT

Be it ordained by the Village Council of the Village of Clemmons, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

LOT, CUL-DE-SAC. Generally, a triangular or irregular shaped lot having all of its frontage on the end of a street either in circular cul-de-sac or other type of permanent turnaround with the lot line(s) most parallel to the front line being at least three times the lot's frontage.

Section 2. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column "Width (ft)" under the heading of "Minimum Zoning Lot" in the tables of Sections 2-1.2 (A) (2); 2-1.2 (B) (2); and 2-1.2 (K) (2)

Section 3. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots shall be exempt from lot width requirements

Section 4. Chapter B, Article II, Zoning Districts is amended by adding footnote 4 to the column "Front (ft)" under the heading "Minimum Setbacks" in the tables of Sections 2-1.2 (A) (2); 1-1.2 (B) (2); and 2-1.2 (K) (2)

Section 5. Chapter B, Article II, Zoning Districts is amended by adding the following after new footnote 3 at the bottom of said tables:

4. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 6. Chapter B, Article II, Zoning Districts is amended by adding footnote 2 to the column "Width (ft)" under the heading "Minimum Zoning Lot" in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 7. Chapter B, Article II, Zoning Districts is amended by adding the following footnote after footnote 1 at the bottom of said tables:

2. Cul-de-sac lots shall be exempt from lot width requirements.

Section 8. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column “Front (ft)” under the heading “Minimum Setbacks” in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (K) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 9. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 10. Chapter B, Article III, Other Development Standards is amended by adding a new Subsection to 3-1.1, Dimensional Requirements:

(T) Minimum frontage of zoning lots

All zoning lots must have a minimum frontage of (25) twenty-five feet on the street that provides access to the zoning lot.

Section 11. This ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO-108
AN ORDINANCE AMENDING
CHAPTER A, DEFINITIONS ORDINANCE AND
CHAPTER B, ZONING ORDINANCE
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO ACCOMMODATE A NEW DEFINITION FOR CUL-DE-SAC LOT

Be it ordained by the Town Council of the Town of Lewisville, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

LOT, CUL-DE-SAC. Generally, a triangular or irregular shaped lot having all of its frontage on the end of a street either in circular cul-de-sac or other type of permanent turnaround with the lot line(s) most parallel to the front line being at least three times the lot's frontage.

Section 2. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column "Width (ft)" under the heading of "Minimum Zoning Lot" in the tables of Sections 2-1.2 (A) (2); 2-1.2 (B) (2); and 2-1.2 (K) (2)

Section 3. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots shall be exempt from lot width requirements

Section 4. Chapter B, Article II, Zoning Districts is amended by adding footnote 4 to the column "Front (ft)" under the heading "Minimum Setbacks" in the tables of Sections 2-1.2 (A) (2); 1-1.2 (B) (2); and 2-1.2 (K) (2)

Section 5. Chapter B, Article II, Zoning Districts is amended by adding the following after new footnote 3 at the bottom of said tables:

4. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 6. Chapter B, Article II, Zoning Districts is amended by adding footnote 2 to the column "Width (ft)" under the heading "Minimum Zoning Lot" in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 7. Chapter B, Article II, Zoning Districts is amended by adding the following footnote after footnote 1 at the bottom of said tables:

2. Cul-de-sac lots shall be exempt from lot width requirements.

Section 8. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column “Front (ft)” under the heading “Minimum Setbacks” in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (K) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 9. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 10. Chapter B, Article III, Other Development Standards is amended by adding a new Subsection to 3-1.1, Dimensional Requirements:

(T) Minimum frontage of zoning lots

All zoning lots must have a minimum frontage of (25) twenty-five feet on the street that provides access to the zoning lot.

Section 11. This ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.

UDO-108
AN ORDINANCE AMENDING
CHAPTER A, DEFINITIONS ORDINANCE AND
CHAPTER B, ZONING ORDINANCE
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO ACCOMMODATE A NEW DEFINITION FOR CUL-DE-SAC LOT

Be it ordained by the Town Council of the Town of Walkertown, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter A, Definitions Ordinance is amended by adding the following definition:

LOT, CUL-DE-SAC. Generally, a triangular or irregular shaped lot having all of its frontage on the end of a street either in circular cul-de-sac or other type of permanent turnaround with the lot line(s) most parallel to the front line being at least three times the lot's frontage.

Section 2. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column "Width (ft)" under the heading of "Minimum Zoning Lot" in the tables of Sections 2-1.2 (A) (2); 2-1.2 (B) (2); and 2-1.2 (K) (2)

Section 3. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots shall be exempt from lot width requirements

Section 4. Chapter B, Article II, Zoning Districts is amended by adding footnote 4 to the column "Front (ft)" under the heading "Minimum Setbacks" in the tables of Sections 2-1.2 (A) (2); 1-1.2 (B) (2); and 2-1.2 (K) (2)

Section 5. Chapter B, Article II, Zoning Districts is amended by adding the following after new footnote 3 at the bottom of said tables:

4. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 6. Chapter B, Article II, Zoning Districts is amended by adding footnote 2 to the column "Width (ft)" under the heading "Minimum Zoning Lot" in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 7. Chapter B, Article II, Zoning Districts is amended by adding the following footnote after footnote 1 at the bottom of said tables:

2. Cul-de-sac lots shall be exempt from lot width requirements.

Section 8. Chapter B, Article II, Zoning Districts is amended by adding footnote 3 to the column “Front (ft)” under the heading “Minimum Setbacks” in the tables of Sections 2-1.2 (C) (2); 2-1.2 (D) (2); 2-1.2 (E) (2); 2-1.2 (F) (2); 2-1.2 (G) (2); 2-1.2 (H) (2); 2-1.2 (I) (2); 2-1.2 (J) (2); 2-1.2 (K) (2); 2-1.2 (L) (2); 2-1.2 (M) (2); 2-1.2 (N) (2); 2-1.2 (O) (2); and 2-1.2 (P) (2)

Section 9. Chapter B, Article II, Zoning Districts is amended by adding the following after footnote 2 at the bottom of said tables:

3. Cul-de-sac lots may measure the front setback from a chord or straight line between front lot corners provided it does not decrease the front yard setback from the right-of-way of the cul-de-sac or turnaround more than (10) ten feet from the requirements of the zoning district in which the lot is located.

Section 10. Chapter B, Article III, Other Development Standards is amended by adding a new Subsection to 3-1.1, Dimensional Requirements:

(T) Minimum frontage of zoning lots

All zoning lots must have a minimum frontage of (25) twenty-five feet on the street that provides access to the zoning lot.

Section 11. This ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.