



**SAMPLE SITE PLAN**

### **1144.03 PERMITTED ACCESSORY USES.**

Permitted accessory uses are as follows:

- a. Any use customary and incidental to the permitted use.
- b. Home occupations as regulated in Section 1137.11.
- c. Signs as regulated in Chapter 1174.

Accessory uses, other than signs and fences, shall be located in the rear yard only and located not closer than three (3) feet from any lot line, six (6) feet from any alley and covering not more than forty percent (40%) of the required rear yard. (Ord. 98-176 Passed 8-3-98)

### **1144.12 R-MD Residential Medium Density District**

#### **LAND USE INTENSITY.**

Buildings in the R-MD, Residential Medium Density District shall occupy not more than thirty percent (30%) of the total lot area.

EXCEPTION: For each five hundred (500) square feet of lot area under seven thousand five hundred (7,500) square feet, add one percent (1%) to the thirty percent (30%), not to exceed thirty five percent (35%). (Ord. 2000-254. Passed 12-18-00).

### **1171.02 Planning and Zoning Code**

#### **EXTENSION OF NONCONFORMING USE.**

Except when authorized by the Board of Zoning Appeals, as provide in Chapter 1127, no nonconforming use shall hereafter be extended, unless such extension conforms with the provisions of this Zoning Code for the district in which such nonconforming use is located. However, such nonconforming use may be extended throughout those parts of a building which were manifestly designed or arranged for such use prior to the time of the enactment of this Zoning Code or the time of an amendment rendering such use nonconforming, if no structural alterations except those required by law or ordinance are made therein.

EXCEPTION: Any nonconforming single-family use in any zoning district may b extended, provided such extension conforms to the development standards provided in Chapter 1144. R-MD. (Ord. 2000-253. Passed 12-18-00).

### **How to calculate lot coverage**

1. Add up the total square footage of all the buildings with a roof, include new/proposed structures.
2. Multiply the lot width by the lot depth to obtain the square footage. Example 70' x 125' = 8750 sq. ft.
3. Take the total square footage of the buildings and divide by the total square footage of the lot. Example 1246 sq. ft. divided by 8750 sq. ft. = 14.24%.
4. The calculated number must not exceed 30%.

### **How to calculate the required rear yard lot coverage**

1. Take the lot width and multiply it by 30. (30' is the required rear yard area as measured from the rear property line forward the home). Per example, 70' x 30' = 2100 sq. ft.
2. Take the total square footage of the buildings placed in the required rear yard and divide by the total required rear yard sq. ft. Example on site plan, 496 sq. ft. (Garage and Shed) divided by 2100 sq. ft. = 23.62% code max is 40%.
3. This percentage can be adjusted by moving a portion of the proposed structure out of the required rear yard past the double line on example site plan.