

PROPOSED TEXT AMENDMENTS
TO
THE CODE OF THE TOWN OF ROCK HALL
CHAPTER 225, ZONING

Purpose: To increase the required minimum rear and side yard setbacks for accessory buildings in the R-1, R-2, and R-3 zoning districts, to add a definition of the term “building footprint”, and to expand, clarify, and update the types of development projects that require site plan review and approval by the Planning Commission.

KEY TO CHANGES:

Text to be remove: ~~**Strikethrough in bold font**~~

Text to be added: **ALL CAPS IN BOLD FONT**

AMENDMENT 1

The following changes would be made to: ARTICLE VI, Uses Subject to Performance Standards, subsection 4.

ACCESSORY USES

Certain uses may be permitted in the various zoning districts shall be subject to performance standards as specified by this Ordinance. These include: ...

4. Accessory structures which are not a part of the main structure, although they may be connected by an open breezeway, may be constructed in a rear yard, provided that such accessory structure does not occupy more than thirty percent (30%) of the area of the required rear yard and provided ~~it is not located closer than five (5) feet to the rear lot line nor closer than three (3) feet to a side lot line~~ **THE FOLLOWING STANDARDS ARE ADHERED TO:**

- a) **WHERE THE FOOTPRINT OF THE ACCESSORY BUILDING IS EQUAL TO OR LESS THAN 200 SQUARE FEET, THE BUILDING SHALL BE SET BACK AT LEAST 5 FEET FROM THE REAR LOT LINE AND 5 FEET FROM A SIDE LOT LINE.**
- b) **WHERE THE FOOTPRINT OF THE ACCESSORY BUILDING IS BETWEEN 201 AND 650 SQUARE FEET, THE BUILDING SHALL BE SET BACK AT LEAST SEVEN 7 FEET FROM THE REAR LOT LINE AND TEN 10 FEET FROM A SIDE LOT LINE.**
- c) **WHERE THE FOOTPRINT OF THE ACCESSORY BUILDING IS GREATER THAN 650 SQUARE FEET, THE BUILDING SHALL BE SET BACK AT LEAST 10 FEET FROM THE REAR LOT LINE AND 15 FEET FROM A SIDE LOT LINE.**
- d) **WHERE THE ACCESSORY BUILDING IS PROPOSED ON A LOT IN ANY ZONING DISTRICT OTHER THAN R-1, R-2, AND R-3, THE ACCESSORY BUILDING MAY BE SET BACK 5 FEET FROM THE REAR LOT LINE AND 3 FEET FROM A SIDE LOT LINE. HOWEVER WHEN SUCH LOT ABUTS ANOTHER LOT, WHICH IS ZONED R-1, R-2, OR R-3 THE MINIMUM SETBACKS SHALL BE AS SET FORTH IN PARAGRAPHS A, B, AND C ABOVE.**

AMENDMENT 2

The following text would be added to ARTICLE XIV, Definitions

BUILDING, FOOTPRINT: THE AREA DELINEATED BY THE OUTER FACE OF THE FOUNDATION OF A BUILDING.

AMENDMENT 3

The following change would be made to: ARTICLE XI, SECTION 5 USES REQUIRING SITE PLAN REVIEW

For the purpose of assuring a good arrangement and appearance and ensuring harmony with the Comprehensive Plan, site plans for the following major uses, shall be subject to review by the Planning Commission:

1. Uses with Performance Standards, **EXCEPT ACCESSORY USES IN STRUCTURES WITH FOOTPRINTS UNDER 1,000 SQUARE FEE .**
2. Townhouses **AND MULTI-FAMILY STRUCTURES AND DEVELOPMENTS, AND DUPLEX, TRI-PLEX, AND SINGLE-FAMILY RESIDENTIAL STRUCTURES AND DEVELOPMENTS AND, WHERE ESTABLISHED BY THE ZONING ADMINISTRATOR TO HAVE COMPARABLE IMPACTS AS THE FOREGOING RESIDENTIAL PROJECTS, THE RECONSTRUCTION, OR REUSE, OF EXISTING STRUCTURES FOR RESIDENTIAL PURPOSES.**
3. Houses of worship **AND ALL OTHER INSTITUTIONAL USES AND DEVELOPMENTS INCLUDING ASSISTED LIVING AND GOVERNMENTAL BUILDINGS AND USES.**
4. Docks, piers, bulkheads and other over-water structures, except private over-water piers and boathouses accessory to a dwelling.
5. Hotels, motels, and motor lodges.
6. **ALL ~~Business~~ BUSINESS structures, commercial structures and industrial structures, USES AND DEVELOPMENTS. ~~if such structures are to contain more than two thousand five hundred (2,500) square feet of floor area.~~**
7. Marinas.
8. Other uses as required elsewhere in this Ordinance.