

Below are two very simple examples of how I arrived at the conclusion that the lot requirement manipulations proposed by the Board appointed Zoning Ordinance Review Committee (ZORC) could result in additional unit yield. It must be emphasized that these are only two examples and there are many more I can provide you, particularly when you consider that the ZORC is proposing over 1,000 changes to the County's Zoning Ordinance.

Example One-Proposed ZORC Zoning Ordinance Amendments Dealing With Single Family Attached Units:

In Section 3-500, R-8 Single Family Residential-(reference pages 3-26 through 3-32 of the ZORC Final Mark-up dated February 10, 2006)

- The ZORC is proposing to amend the rear yard provisions to read "no requirement" on or along common walls. This will facilitate the construction of what is known as "back-to-back" townhouses without the need to obtain a zoning modification as is currently required. These types of units take much less land to be constructed than conventional townhouses.
- The ZORC is also proposing to increase the maximum building height from 35 feet to 45 feet. Based upon generally accepted planning principles every additional 10 feet building height equates to one additional story. It would seem logical that if a builder was allowed one additional story he/she would construct more units. This coupled with the removal of certain side and rear-yard setbacks, as proposed by the ZORC will facilitate the construction of "piggy-back" town house units without the need to obtain a zoning modification as is currently required. These units take less land to be constructed than conventional townhouses.
- Simultaneously, the ZORC is also proposing to change the lot coverage requirement in this section from 50% to 75%-increases the area upon which structures may be built by 25%.

When all of these changes are combined it continues to be my professional opinion that the construction of additional single family attached units will be allowable under the ZORC proposals than that which is permitted by the current Zoning Ordinance requirements.

Example Two-Proposed ZORC Zoning Ordinance Amendments Dealing With Multiple Family Dwelling Units:

In Section 3-600, R-16 Townhouse/Multifamily Residential-(reference pages 3-33 through 3-39 of the ZORC Final Mark-up dated February 10, 2006)

- The ZORC is proposing to increase the maximum building height from 35 feet to 45 feet. Again, based upon generally accepted planning principles every additional 10 feet building height equates to one additional story.
- The ZORC is also proposing to eliminate the prohibition that any one structure may not contain more than 64 units.

- The ZORC is also proposing to increase the lot coverage or the land area upon which structures may be built from 60% to 75%-increases the area upon which structures may be built by 15%.

Again, when all of these changes are combined it continues to be my professional opinion that the construction of additional multiple family units will be allowable under the ZORC proposals than that which is permitted by the current Zoning Ordinance requirements.

As I indicated above, these are only two examples and there are many more I can provide, particularly when you consider that the ZORC is proposing over 1,000 changes to the County's Zoning Ordinance.