Attachment F

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ZONING ANALYSIS-1800 LEJEUNE ROAD RESIDENCE (WEST)

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***Pending Historic Preservation Board review.**

CODE SECTION/DOCUMENT	*REQUIRED/ALLOWED*	*PROVIDED*
Land-use map, Plate 3 of 18,	Land Use Designation	Residential use, Low-Density (6 Units/Acre)
Zoning map, Plate 3 of 18,	Zoning Use District	SFR-Single Family Residential District
Section A	Site Specific	N/A
Survey (03.12.2008)	Site area: 7,920 S.F.	
Section 4-101. Single-Family Residential (SFR) District		
	B. Permitted principal uses and structures. The following uses are permitted: 4. Single-family dwellings.	Complies, single-family dwelling within permitted uses.
	D. Performance standards. The following performance standards shall govern the general development of structures in the SFR District. Where there are specific standards for properties that are specifically set forth in the Site Specific Zoning Regulations, the regulations in the Site Specific	

	Zoning Regulations shall apply (see Appendix A).	See rows below.
	1. Building sites. Buildings and structures shall be constructed or erected upon a building site containing at least one (1) platted lot, and such building site shall have a minimum street frontage of fifty (50) feet. See also Section 3-206, Building site determination.	**Pending re-plat of existing lots.**
	2. Density. One (1) principal building per building site.	Complies, only one principal building proposed.
	3. Facing of lots and buildings. The facing of a building site shall be based on the platting of the lots that comprise the building site, except for specific deviations or exceptions prescribed in the Site Specific Zoning Regulations in Appendix A. Every lot shall be deemed to face the street upon which it abuts; if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line; and any building shall face the front of the lot, and be subject to the restrictions governing buildings on each street on which it is deemed to face. Whenever a lot is so shaped or situated that it's facing may be uncertain, or the specific restrictions herein provided may be ambiguous, and then applied hereto, the Board of Adjustment shall determine the facing of the lot.	Complies, proposed building faces Madeira Avenue.
	4. Setback requirements. No building or structure, or any part thereof, including porches, projections or terraces, but not including uncovered steps, shall be	

	erected at a lesser distance from the front, side or rear line of any building site than the front, side or rear setback distance, respectively, prescribed and established herein for such building site. Nothing herein shall prohibit a building or structure from having more than the minimum required setbacks. a. Front setback. A minimum front setback of twenty-five (25) feet shall be maintained and required on all building sites except that on existing building sites on platted lots less than seventy-five (75) feet in depth, a minimum front setback of fifteen (15) feet shall be required. b. Side setbacks. Inside lots shall have minimum side setbacks, which total twenty (20%) percent of the width of the lot measured across the front setback line with a minimum total of ten (10) feet and up to a maximum of twenty (20) feet. A minimum side setback of fifteen (15) feet shall be required and maintained from any side line of a building site that abuts upon a street, provided, however, that buildings on corner lots which have one (1) side abutting upon a street on which other lots in the same block face, shall setback a minimum distance from such side street as is provided herein as the minimum front setback for buildings facing such side street. The required side setbacks shall be equal on both sides unless an uneven distribution is used to mitigate an existing contextual condition on the property as determined by the Board of Architects. An existing contextual condition may include but shall	

	not be limited to the location of tree(s), existing structures on the property, or existing non-conforming setback conditions. In no case shall a side setback be less than five (5) feet c. Rear setback. A minimum rear setback of ten (10) feet shall be maintained and required on all buildings. d. Setback from canal, waterway, lake or bay. On all building sites abutting upon a canal, waterway, lake or bay, the minimum setback from the waterway for all buildings, or portions thereof designed or used for occupancy for residential purposes shall be thirty-five (35) feet from the canal, waterway, lake or bay as platted.	a. Complies, proposed front setback is 25'-0". **b. Does not comply, interior side setback of 5'-0" on west side does not comply with minimum side setback required of 6'-0".** c. Complies, proposed rear setback is 19'-0". d. N/A
	5. Setback requirements for auxiliary, accessory buildings and/or structures. Except as specifically prescribed herein to the contrary, auxiliary, accessory buildings and/or structures shall be governed by the same minimum setback requirements as provided for the main or principal building, provided that: a. Except as may be otherwise noted no accessory or auxiliary building or structures may be located in the area between the street and the main residential building or any part thereof. b. In no case shall an auxiliary building or structure be located closer to the front or side street of a lot or building site than the main or principal building. c. One (1) story detached garages located in the rear yard area, with a height that does not exceed sixteen (16) feet above established	Complies, pool setback of 11'-

	grade and a floor area that does not exceed three hundred-and-fifty (350) square feet, may have a side setback of five (5) feet and a rear setback of five (5) feet.	7" exceeds minimum required. a. N/A b. N/A c. N/A
	6. Height of single-family residence buildings and height of special-use buildings. No single-family building shall be constructed in the City that is more than two (2) stories in height. No subordinate or accessory building permitted by this code as an auxiliary use shall exceed in height the maximum height of the principal building on the building site. Except in Journey's End where single-family residences may have a permitted height of thirty-four (34) feet above established grade, said two (2) stories shall not exceed a height of twenty-nine (29) feet above established grade in all instances including ridgeline, domes, steeples, towers, cupolas, decorative features and such other similar structures, and excluding chimneys having a maximum height of three (3) feet above the ridgeline and a maximum area of seventeen (17) square feet.	Complies, proposed building is two stories with a height of 27'-9".
	8. Ground area coverage. Buildings or structures designed and constructed shall not occupy more than thirty-five (35%) percent of the ground area of the building site upon which the building or structure is erected. The area utilized for calculating the maximum ground area coverage for the principal building shall be computed from the exterior face of exterior walls and	

	the exterior face of exterior columns of the ground floor of the building. Cantilevered portions of the building above the ground floor or roof overhangs that are greater than five (5) feet shall be computed in the calculation of the ground area coverage of the principal building. Auxiliary buildings or structures, including swimming pools, may occupy additional ground coverage, but the total ground area occupied by the main building or structure and auxiliary structures shall not exceed forty-five (45%) percent of the building site upon which the structures are located. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots composing the building site. Special Use buildings or structures which may be permitted by ordinance to be located in the SFR District subject to the same minimum ground area coverage as set forth for single-family residences in the SFR District. Building site area: 7,920 S.F. Main building max at 35%: 2,772 S.F. Accessory use + main building max at 45%: 3,564 S.F.	Complies, main building square footage of 2,227.11 S.F. is within allowed 35% maximum. Complies, accessory use and main building square footage of 2,511.55 S.F. is within allowed 45% maximum.
	9. Maximum square foot floor area for single-family residences. The maximum square foot floor area permitted for single-family residences shall be equal to forty-eight (48%) percent for the first five-thousand (5,000) square feet of building site area and thirty-five (35%) percent for the next five-	

	thousand (5,000) square feet of building site area and thirty (30%) percent for the remainder of the building site area. Building site area: 7,920 S.F. First 5,000 S.F. @ 48%: 2,400 S.F. 2,920 S.F.@ 35%: 1,022 S.F. Total allowed: 3,422 S.F. First floor: 1,960.33 S.F. Second floor: 1,444.05 Total: 3,404.38	Complies, proposed square footage of 3,404 S.F. is within allowed maximum.
	10. Determination of maximum square foot floor area. The maximum square foot floor area of a single-family residence shall be the sum of the gross areas of all the floors of the building or buildings, measured from the exterior faces of exterior walls and exterior faces of supporting columns for any floor not enclosed by exterior walls. The Board of Architects may require such changes in the plans and specifications for single-family residences as are necessary or appropriate to the maintenance of a high standard of construction, architecture, beauty, and harmony with the aesthetic quality of the surrounding neighborhood in the carrying out of the provisions of this section of the "Zoning Code." a. In particular, gross floor area shall include the following: All floor space used for dwelling purpose, such as living rooms, bedrooms, kitchens, utility rooms, mechanical equipment rooms, and any other similar space, no matter where located within a building, including the following: i. Elevator shafts and stairwells at	

	each floor. ii. The floor space in penthouses, interior balconies and mezzanines. iii. The floor space in auxiliary or accessory buildings. iv. The floor space in screened porches located on the second floor. The floor space in screened porches located on the first floor shall be computed at one-half (1/2) of the square foot floor area contained therein; provided, a covenant is submitted stating that such screen porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area. v. The floor space in any garage and/or garage storage area shall be computed at three-quarters (3/4) of floor area for one (1) story detached garages located in the rear yard area with a height that does not exceed sixteen (16) feet above established grade and a floor area that does not exceed three-hundred-and-fifty (350) square feet. vi. In those cases where the average floor to the bottom of the structural member of roof support height exceeds thirteen (13) feet clear, without intermediate structural floor members, then that area shall be counted twice in the maximum floor area factor computation. vii. The floor space in roofed terraces, breezeways, and porches located on the second floor. viii. The floor space in interior courtyards and if a portion of the interior court yard is created in whole or in part with a two (2) story portion of the residence then the interior court yard shall count	

	twice. b. The following areas or structures shall not be computed into the gross floor area of the building except as stated herein: i. Floor space in one (1) story roofed terraces, breezeways, and porches that do not have an average floor to ceiling height that exceeds thirteen (13) feet provided, a covenant is submitted stating that such roofed terrace, and breezeway or porch will not be enclosed if it will cause the residence to exceed the maximum permitted floor area. ii. Floor space in screen enclosures. iii. Carports that consist of a roofed structure that is open on three (3) sides and attached to the main building for the purpose of providing shelter for one (1) or more motor vehicles.	Complies
	12. Garage facades. A garage that faces upon a street shall not exceed one-third (1/3) of the width of the façade of the residence that faces upon a street and the remaining two-third (2/3) of the façade shall not include other garage areas or detached garages visible from the front of the street. In the event a building site has less than fifty (50) feet of street frontage or does not have sufficient depth on a side street to provide a garage, then a one (1) car garage with a maximum interior dimension of twelve (12) feet by twenty-five (25) feet deep shall be permitted to face upon the front street.	N/A, garage does not face street.
	13. Carport canopies are	

	prohibited in SFR zoning districts. Existing carport canopies in SFR zoning districts shall be considered as nonconforming and are subject to the provisions in Article 6.	N/A, no carport canopies proposed.
	14. Architectural style. See Article 5, Division 6.	**Pending Board of Architects review.**
Section 5-108. Swimming pool and/or spa		
	C. Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-five (45%) percent of the site upon which the structures are located.	Complies, pool and main building do not exceed allowed 45% ground coverage.
	D. Setback: 1. Minimum front, side and rear setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located. 2. Waterway / golf course setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course. 3. Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question.	**1. Does not comply, minimum side setback (west) of 6'-0" not provided.** 2. N/A 3. Complies.

	E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences and provided, further, that in all cases where a swimming pool is constructed which will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.	**Does not comply, pool enclosure not provided.**
	F. Gates in the protective fence and/or wall required by these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.	**Does not comply, gates not provided.**
	G. On inside lots swimming pools may be located within an L or U of the building facing upon a front street.	N/A
	H. On corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation.	N/A, proposed pool is located on an interior lot.
	I. In no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building.	Complies, proposed pool is not located closer to the front street than the main building.
	J. Patios and decks surrounding pools (other than wood decks governed by Section 5-114) may extend five (5) feet closer to the	

	rear property line, canal, waterway, lake, bay or golf course, than the pool itself, provided that a minimum rear setback of five (5) feet is maintained.	N/A, proposed deck does not extend beyond the pool itself.
Section 5-120. Fountains and reflecting pools.		
	Fountains and reflecting pools are permitted as an accessory use in any zoning district subject to City Architect approval. Maximum permitted depth is eighteen (18) inches.	**Provide details of proposed fountain.**
Section 5-1105. Landscape requirements		
	1. Landscape open space. a. The landscape open space for building sites shall be provided as follows: i. All building sites shall provide landscaped open space of not less than forty (40%) percent of the area of the building site. ii. At least twenty (20%) percent of the required forty (40%) percent of landscape open space shall be located in the front yard area. iii. The landscaped open space required by this Section shall consist of pervious landscaped area and shall not consist of any paved or otherwise impervious areas. Building site area: 7,920 S.F. @40% landscape open space: 3,168 S.F. @20% of 3,168 S.F.: 633.6 S.F. LOS: 3,827.48 S.F. Front LOS: 1,201.95 S.F.	ai. Complies, provided 3,827 S.F. of landscape open space exceeds minimum required. aii. Complies, provided 1,201S.F. of landscape open space in the front yard exceeds minimum required. aiii. Complies, provided landscape open space consists of only pervious areas.
	2. Planting requirements. a. Installation of all of the	

	following: i. Large shade tree. One (1) large shade tree for each five-thousand (5,000) square feet or fraction thereof of total land area; ii. Palm and medium shade trees. Two (2), palm or medium shade trees for each five-thousand (5,000) square feet or fraction thereof of total land area; iii. Shrubs. Fifteen (15) shrubs for each five-thousand (5,000) square feet or fraction thereof of total land area; iv. Lawn grass. Lawn grass up to a maximum of sixty (60%) percent of the total lot area; and v. Lawn grass in r.o.w. All unpaved surfaces adjoining the property on the r.o.w. shall be sodded. b. A minimum of two (2) trees and sixty-six (66%) percent of the required shrub quantity shall be in front of the residence. c. Quantity and size substitutions of these provisions shall not be permitted.	Complies, proposed planting meets the requirements of this section.
Section 5-1402. Geometric standards for parking and vehicular use areas		
	A. Dimensions and configuration of parking spaces. 5. Dimensions of garages and carports. a. The minimum dimensions of garages and carports are: One-car garage: 12'-0" X 22'-0".	5a. Complies, proposed garage meets minimum width and depth requirements.