

County of Caroline

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MEMORANDUM

TO: Caroline County Planning Commission

FROM: Michael A. Finchum
Director of Planning & Community Development

SUBJECT: Discussion and Possible Authorization to Advertise for Public Hearing
TXT-03-2022

DATE: June 15, 2022

Staff is bringing forward a proposed text amendment for discussion by the Planning Commission and if appropriate, authorization for public hearing.

The proposed amendment adds a new section 6 to Article XV Section 4 of the zoning ordinance to establish standards under which accessory garages are allowed a reduced setback on corner lots in the R-1 district. Presently, all structures on a corner lot must meet the front setback on both frontages (35').

Staff will be present at the June 23, 2022 meeting to discuss this matter further with the Commission.

MAF:lz

TXT-03-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County by Amending Article XV, Supplemental Regulations, Section 4 - Accessory Building and Uses, by adding subparagraph 6.

6. An accessory garage may be permitted in a front yard of a single-family dwelling on a corner lot in the R-1 zoning district subject to the following:
 - a. The lot meets the requirements for corner lots in Article II Figure 55 and Article XV, Section 1 of this ordinance.
 - b. Only one such accessory structure shall be permitted in the front yard of a single-family dwelling lot.
 - c. The garage shall not occupy more than 30 percent of the required minimum yard or 30 percent of the gross floor area of the single-family dwelling, whichever is less.
 - d. The garage shall be located at least twenty (20) feet from the property/street line and five (5) feet from any abutting residential lot line.
 - e. Adequate space is provided to meet the required off-street parking outside of the public right of way.
 - f. The entrance is approved and permitted by VDOT.