

Caroline County Board of Supervisors Agenda Executive Summary

Meeting Date: September 27, 2022

Title: First Reading: TXT-03-2022
Article XV, Section 4, Setback for Accessory Structure
on a Corner Lot

(Check Mark)

Consent

Action

No Action (Information Only)

Resolution

Closed Meeting

Public Hearing

Ordinance

PowerPoint Presentation

Summary: Staff is bringing forward for public hearing a proposed text amendment that adds a new section 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').

This text amendment would allow for the placement of accessory garages in the front yard of R1 residential corner lots should certain criteria be met. Corner lots pose issues for accessory structures as there are two front property lines on corner lots and accessory structures are not allowed in the front yard.

The proposed text amendment is attached.

The Planning Commission forwards the proposed text amendment to the Board with a recommendation of approval.

Budget Impact: None

Action(s) requested of the Board of Supervisors: Conduct first reading of TXT-03-2022 and, if appropriate, authorize advertisement of a public hearing for the November Board meeting.

Presenter: Michael A. Finchum, Director, Planning & Community Development

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.