

Ordinance #533

THE COMMON COUNCIL OF THE CITY OF NEW RICHMOND DOES ORDAIN AS FOLLOWS:

Amending the following sections of the Zoning Code:

ARTICLE III. RULES AND DEFINITIONS

Sec. 121-15. Definitions [†]

Deck. A structure, without walls or a roof, directly adjacent to a principal building or accessory structure. A deck adjoins a house or accessory structure, and is supported by means other than the principal or accessory structure.

Porch. A one-story, covered entrance to a building, with a separate roof. A porch may or may not use columns or other ground support for structural purposes.

Solarium. A glass-enclosed porch or room designed to optimize the amount of light that enters a room; also a room (as in a hospital) used especially for sunbathing or therapeutic exposure to light

ARTICLE VI. DISTRICT STANDARDS

Sec. 121-41. Z5 Traditional Neighborhood District

A. Purpose

The purpose of the Z5 Traditional Neighborhood District is to provide a variety of uses with primarily higher residential density in a mixed use neighborhood with neighborhood, commercial and a variety of other public/semi-public uses. It has a tight network of streets, with sidewalks, steady street tree planting and shallow, front building setbacks to create a defined urban streetscape.

Z5 Traditional Neighborhood District

Table 8. Z5 - TRADITIONAL NEIGHBORHOOD DISTRICT

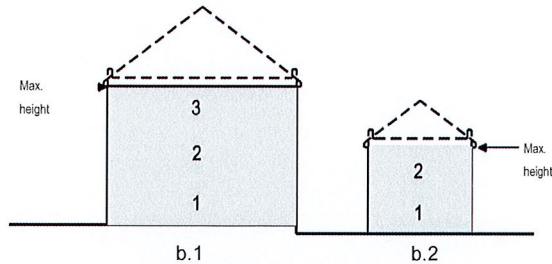
a. LOT OCCUPATION

- a.1 Lot Width - twin homes - 40 ft. min. / residential - 50 ft. min. / all other uses - 80 ft. min.
- a.2 Lot Coverage - 40% max.

b. BUILDING CONFIGURATION

Stories may not exceed 14 feet in height from finished floor to finished ceiling, excluding vaulted spaces, except for a first floor commercial function which must be a minimum of 11 ft with a maximum of 25 ft.

- b.1 Principal Building - 3 stories max.
- b.2 Accessory Building - 2 stories max.



c. SETBACKS PRINCIPAL BLDG*

Principal buildings shall be distanced from the lot lines as shaded.

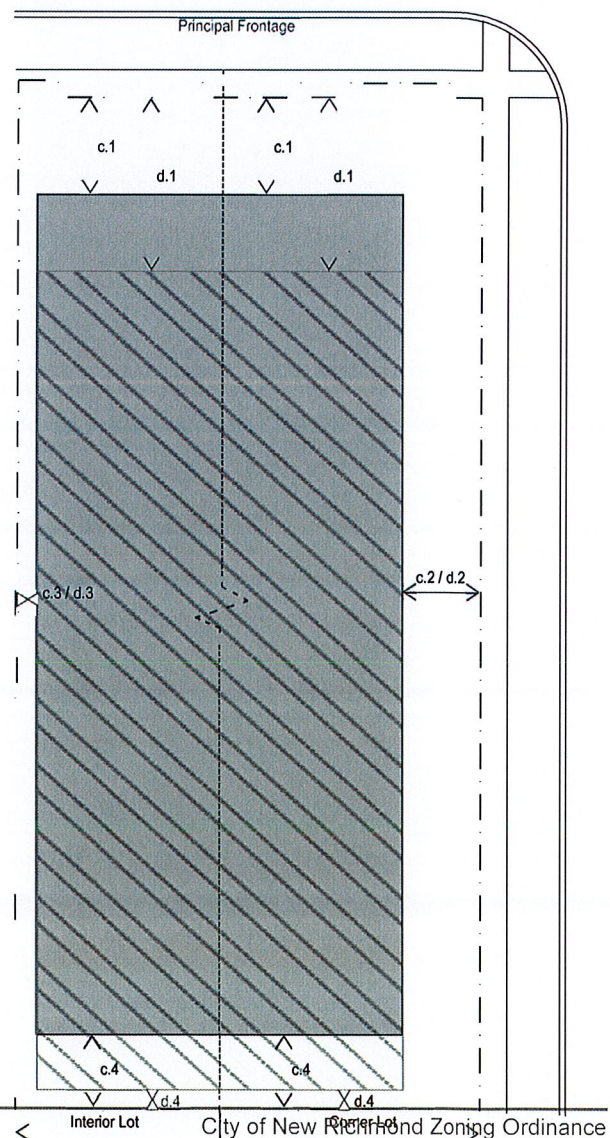
All attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks. Encroachment into the side yard setback shall require a variance.

- c.1 Principal Front Setback, 25 ft. min.
- c.2 Secondary Front Setback, 20 ft. min.
- c.3 Side Setback, 5 ft. min.
- c.4 Rear Setback, 20 ft. min.

d. SETBACKS - ACCESSORY STRUCTURE

Accessory buildings, off-street parking & trash/refuse containers shall be distanced from the lot lines as shaded.

- d.1 Principal Front Setback, 45 ft. min.
- d.2 Secondary Front Setback, 20 ft. min.
- d.3 Side Setback, 5 ft. min.
- d.4 Rear Setback, 5 ft. min.



ARTICLE VIII. Lot and Building Standards

Sec. 121-54. Fences/Walls

A. Fence standards

1. The maximum height of a solid fence extending across required front yards shall be no greater than 3 feet in height. Such fences may be increased to a maximum height of 4 feet if constructed of open, decorative, ornamental or chain link fencing materials that are less than 50% opaque.
2. Fences shall not exceed 6 feet in height, except fences for non-residential uses may be erected up to 8 feet in height. Fences in excess of 8 feet shall require a conditional use permit.
3. Z fence standards shall be established at the time of site plan approval.

Sec. 121-56 Accessory Structures

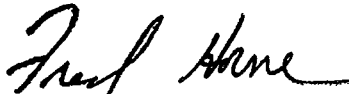
A. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction.

B. Recreation equipment such as tree houses, above or in-ground swimming pools, hot tubs, play houses, etc. shall comply with the minimum accessory structure setbacks.

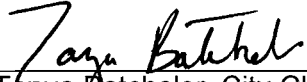
C. Accessory structures for residential uses shall comply with the following requirements: 2. No detached accessory structures shall occupy more than 30% of the rear yard area.

Passed and approved:
Published and effective:

June 10, 2019
June 20, 2019


Fred Horne, Mayor

ATTEST:


Tanya Batchelor, City Clerk