

RESOLUTION NO. 07-533Z

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, APPROVING VARIANCES FILED IN ACCORDANCE WITH DIVISION 3.5 OF THE TOWN LAND DEVELOPMENT CODE TO (1) WAIVE DIVISION 5.2.A.1. OF THE LAND DEVELOPMENT CODE TO PERMIT A PROPOSED ACCESSORY GAZEBO BUILDING TO A RU-1 SINGLE-FAMILY RESIDENCE WITH 380 SQUARE FEET OF ROOFED AREA WHERE A MAXIMUM OF 150 SQUARE FEET OF ROOFED AREA IS PERMITTED; AND TO (2) WAIVE DIVISION 5.2.A.5. OF THE LAND DEVELOPMENT CODE TO PERMIT A PROPOSED ONE-STORY ACCESSORY BUILDING TO AN RU-1 SINGLE-FAMILY RESIDENCE WITH A MAXIMUM HEIGHT OF 15'-2", WHERE THE MAXIMUM HEIGHT OF AN ACCESSORY BUILDING IN THE REQUIRED REAR YARD IS NOT PERMITTED TO EXCEED ONE STORY WITH A MAXIMUM HEIGHT OF 15'-0"(COLLECTIVELY, "THE VARIANCES"), FOR AN EXISTING SINGLE-FAMILY HOME LOCATED AT 15940 WEST PRESTWICK PLACE, MIAMI LAKES, FLORIDA; PROVIDING FINDINGS; PROVIDING FOR APPROVAL; PROVIDING CONDITIONS OF APPROVAL; PROVIDING FOR APPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Division 3.5 of the Town of Miami Lakes (the "Town") Land Development Code ("LDC"), Ashley Enterprises, Inc. (the "Applicant") has applied to the Town for approval of the following: (1) a variance for waiver of Division 5.2.A.1. of the Land Development Code to permit a proposed accessory gazebo building to a RU-1 single-family residence with 380 square feet of roofed area where a maximum of 150 square feet of roofed area is permitted; and (2) a variance for waiver of Division 5.2.A.5. of the Land Development Code to permit a proposed one-story accessory building to a RU-1 single-family residence with 15'-2" maximum height, where the maximum height of an accessory building in the required rear yard is not permitted to exceed one story with a maximum height of 15'-0" (collectively, the

“Variances”), for an existing single-family home located at 15940 West Prestwick Place, Miami Lakes, Florida, Folio # 32-2014-004-0370; legally described as Lot 37, Block 1 of MIAMI LAKES LOCH LOMOND, as recorded in Plat Book 76, Page 91 of the Public Records of Miami-Dade County, Florida; and

WHEREAS, Division 3.5 of the LDC sets forth the authority of the Town Council to consider and act upon an application for a variance; and

WHEREAS, in accordance with Division 3.9 of the LDC proper notice has been mailed to the appropriate property owners of record; the public hearing on the Variances has been noticed for Tuesday, May 22, 2007, at 7:00 p.m. at Miami Lakes Middle School, 6425 Miami Lakeway North, Miami Lakes, FL 33014; and all interested parties have had the opportunity to address their comments to the Town Council; and

WHEREAS, Town Staff has reviewed the application and recommends approval of the Variances, as set forth in the Staff Analysis and Recommendation dated May 22, 2007, (the “Staff Analysis”), attached as Exhibit “A,” and incorporated into this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, AS FOLLOWS:

Section 1. Recitals.

The above recitals are true and correct and incorporated into this Resolution by this reference.

Section 2. Findings.

- (a) In accordance with Division 3.5 (f)5.2.A of the Town Code, the Town Council, having considered the testimony and evidence in the record presented by all

parties, finds that: the Applicant does not meet all of the requirements of Division 3.5 (f)(1)(a) thru (g) of the Town Code, which are as follows:

1. Variance Consistent with Authorized Powers. That the variances are in fact variances as set forth in the Land Development Code and within the province of the Town Council; and
2. Existence of Special Conditions or Circumstances. That the property is the same size and shape as other lots in the subdivision; and
3. Conditions Not Created by Applicant. That the applicant could comply with the requirements as to what is permitted by the Code; and
4. Special Privileges Not Conferred. That if hardship variances are granted the property would have a special privilege that is denied by this Land Development Code to other similarly situated lands, buildings, or structures in the same zoning district.
5. Hardship Conditions Exist. That a literal interpretation of the provisions of this Land Development Code would not deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would not create unnecessary and undue hardship on the applicant; and
6. Only the Minimum Variance Granted. That the requested variances are not necessary to allow the reasonable use of the land, building, or structure.
7. Not Injurious to Public Welfare or Intent of the Land Development Code. That if granted the variances will not be injurious to the area involved or otherwise detrimental to the public welfare.

with regard to the Variances and/or

- (b) The Applicant does not meet all of the criteria in Division 3.5(f)(1)(a) thru (g) of the Town Code, but the Town Council determines that:
1. No objections have been filed by adjoining or directly affected property owners; and
 2. Approval of the variances is justified by practical difficulty on the part of the Applicant.

Section 3. Approval / Denial.

The Variances requested are as follows:

- (a) Variance No. 1 requesting a variance for waiver of Division 5.2.A.1. of the Land Development Code to permit a proposed accessory gazebo building to a RU-1 single-family residence with 380 square feet of roofed area where a maximum of 150 square feet of roofed area is permitted is approved.
- (b) Variance No. 2 requesting a variance for waiver of Division 5.2.A.5. of the Land Development Code to permit a proposed one-story accessory building to a RU-1 single-family residence with 15'-2" maximum height, where the maximum height of an accessory building in the required rear yard is not permitted to exceed one story with a maximum height of 15'-0" is approved.

Section 4. Conditions of Approval.

Variance No. 1 and No. 2 are granted subject to the following conditions:

- (a) That the Plan be submitted to and meet the approval of the Building Department Director, upon the submittal of an application for a permit and/or Certificate of Use and Occupancy; said plan to include among other things but not limited thereto, location of structure or structures, exits, entrances, drainage, walls, fences, and landscaping.
- (b) That in the approval of the Plan for the gazebo, the same be in accordance with the plans submitted for the hearing entitled "Sketch of Survey" for 15940 West Prestwick Place, Miami Lakes Fl., as prepared by Armando Garcia Land Surveyors & Mapper, Registered Land Surveyor State of Florida, No. 3109, Job No. B-835A, and consisting of 1 sheet and the plans entitled New Gazebo for a Residence Located at 15940 West Prestwick Place, Miami Lakes, Fl. Property of Marty Caparros; Consisting of Sheets A-1 & 2, S-1 & 2, E-1, and P-1 & 2 prepared by Cesar M. Cano, AIA, Architecture and Planning, dated, signed and sealed March 2, 2007.
- (c) The one-storey gazebo accessory building shall be a maximum height of fifteen feet two inches (15'-2"), setback 28'-3" (twenty-eight feet three inches) from the rear property line and 22'-6" (twenty-two feet six inches) from the interior south side property line.
- (d) That the applicant shall not be permitted any additional accessory buildings.

- (e) The Applicant shall record the Resolution in the public records of the Clerk of the Circuit and County Court and shall return the original order to the Town Clerk before a permit is issued for the gazebo accessory building.
- (f) The Applicant shall obtain a permit and all requisite inspections for the requested accessory building, at the height approved herein, within one year of the date of this approval. If a permit is not obtained or an extension granted within the prescribed time limit then this approval shall become null and void.

Section 5. Appeal.

In accordance with Division 3.10 of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Council by filing of a notice of appeal in accordance with the Florida Rules of Appellate Procedure.

Section 6. Violation of Conditions.

Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of the approvals granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the town before they may commence construction or operation, and that the foregoing approvals in this Resolution may be revoked by the Town Council at any time upon a determination that the Applicant is in non-compliance with the Town Code.

Section 7. Effective Date.

This Resolution shall take effect thirty (30) days following the date it is filed with the Town Clerk. If during that time frame, the decision of the Town Council is appealed as provided in the Land Development Code and the Florida Rules of Appellate Procedure, the appeal shall stay the effectiveness of this Resolution until said appeal is resolved by a court of competent jurisdiction.

Variance 1 and 2 of the foregoing Resolution was moved upon the practical difficulty standard in Division 3.5(f)(2) of the Town Code by Vice Mayor Mary Collins and Seconded by

Councilmember Nancy Simon, and upon being put to a vote the motion carried with each Council Member voting as follows:

Mayor Wayne Slaton	yes
Vice Mayor Mary Collins	yes
Councilmember Roberto Alonso	yes
Councilmember Robert Meador	yes
Councilmember Michael Pizzi	yes
Councilmember Richard Pulido	yes
Councilmember Nancy Simon	yes

PASSED AND ADOPTED this 22nd day of May, 2007.

This Resolution was filed in the Office of the Town Clerk on this 31st day of May, 2007.



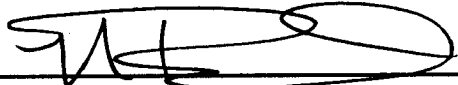
Wayne Slaton
MAYOR

ATTEST:



Debra Eastman, MMC
TOWN CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR USE ONLY BY THE TOWN OF MIAMI LAKES:



Weiss Serota Helfman Pastoriza
Cole & Boniske, P.L.
TOWN ATTORNEY



EXHIBIT A

TOWN OF MIAMI LAKES MEMORANDUM

To: Honorable Mayor and Town Council

From: Alex Rey, Town Manager

Subject: Hearing # - ZH 07-13
Ashley Enterprises, Inc.
15940 West Prestwick Place
Miami Lakes, FL 33014

Date: May 22, 2007

Request:

The applicant, Ashley Enterprises, Inc. is requesting the following non-use variance to permit a proposed gazebo accessory building:

1. A Variance pursuant to Division 3.5 of the Town Code from Division 5.2.A.1., of the Town Code for Accessory Buildings:

To permit a proposed accessory gazebo building to the RU-1 residence as per Division 5.2.A.1., with 380.00 square feet of roofed area where 150 square feet of roofed area is permitted.

2. A Variance pursuant to Division 3.5 of the Town Code from Division 5.2.A.5., of the Town Code for Single Family and Two Family Residential Districts:

To permit a proposed one storey accessory building to the RU-1 residence as per Division 5.2.A.5 with 15'-2" maximum height for an accessory building in the required rear yard, where the maximum height of an accessory building in the required rear yard is not permitted to exceed one storey with a maximum height of 15'-0".

Applicable Code Section:

Request #1 & #2 Division 5.2 Accessory Buildings

- A. One story accessory buildings shall be permitted within the required rear yard of single family or duplex residences if they comply with the following:
1. Each accessory building shall not exceed 150 sq. ft. (75 sq. ft. in the zero lot line developments) of roofed area (including roof overhangs) and enclosed storage areas in each individual accessory building shall not exceed 60 sq. ft (30 sq. ft. in the zero lot line developments).
 2. The total lot coverage of all accessory buildings in the required rear yard shall not exceed more than 20% of the area of the required rear yard.
 3. Accessory buildings shall be setback a minimum of five (5) feet from a rear or interior side property line or for corner lots shall comply with the side street setbacks for the main structure. Roof overhangs shall be permitted to project a maximum of twelve (12) inches into the required 5' side and rear setbacks.
 4. Accessory buildings shall be detached a minimum of 10' from the residence and a minimum of 6' from roof overhangs (detached 5' from the main residence and 3' from any roof overhangs in the zero lot line developments). Accessory buildings shall be spaced apart from each other the same distance requirements as from the main residence.
 5. Accessory buildings shall be limited to one story with a maximum height of 15'.
(Attachment A: Division 5.2)

Division 6.3 Easements

- A. Where real property is encumbered by one (1) or more easements for drainage purposes, canal maintenance, access, water, sewage and gas, telephone or power lines, fire lanes, or the like and the easement is of record, by deed, survey, plat, zoning map or otherwise, and is of notice to the Town, no permit shall be issued unless the applicant therefore secures from the easement owner a written statement that the proposed use, building or structures, if installed in the proposed manner, will not interfere with the owner's reasonable use of the easement.

Background: *Folio No. 32-2014-004-0370*

Legal Description:

14 52 40 PB 76-91 MIAMI LAKES - LOCH LOMOND SEC LOT 37 BLK 1 LOT SIZE
117.000 X 160 OR 10765-530 0580 1 F/A/U 30-2014-004-0370

Zoning of Property: RU-1 – Single Family Residential

Future Land Use Designation:

The future land use designation In the Town’s Comprehensive Plan for the Subject property: LD – Low Density Residential and the property is zoned (RU-1 – Single Family Residential)

Surrounding Property:

- North: Low Density Residential; (RU-1)
- East: Low Density Residential; (RU-1)
- South: Low Density Residential; (RU-1)
- West: Golf Course (AU)

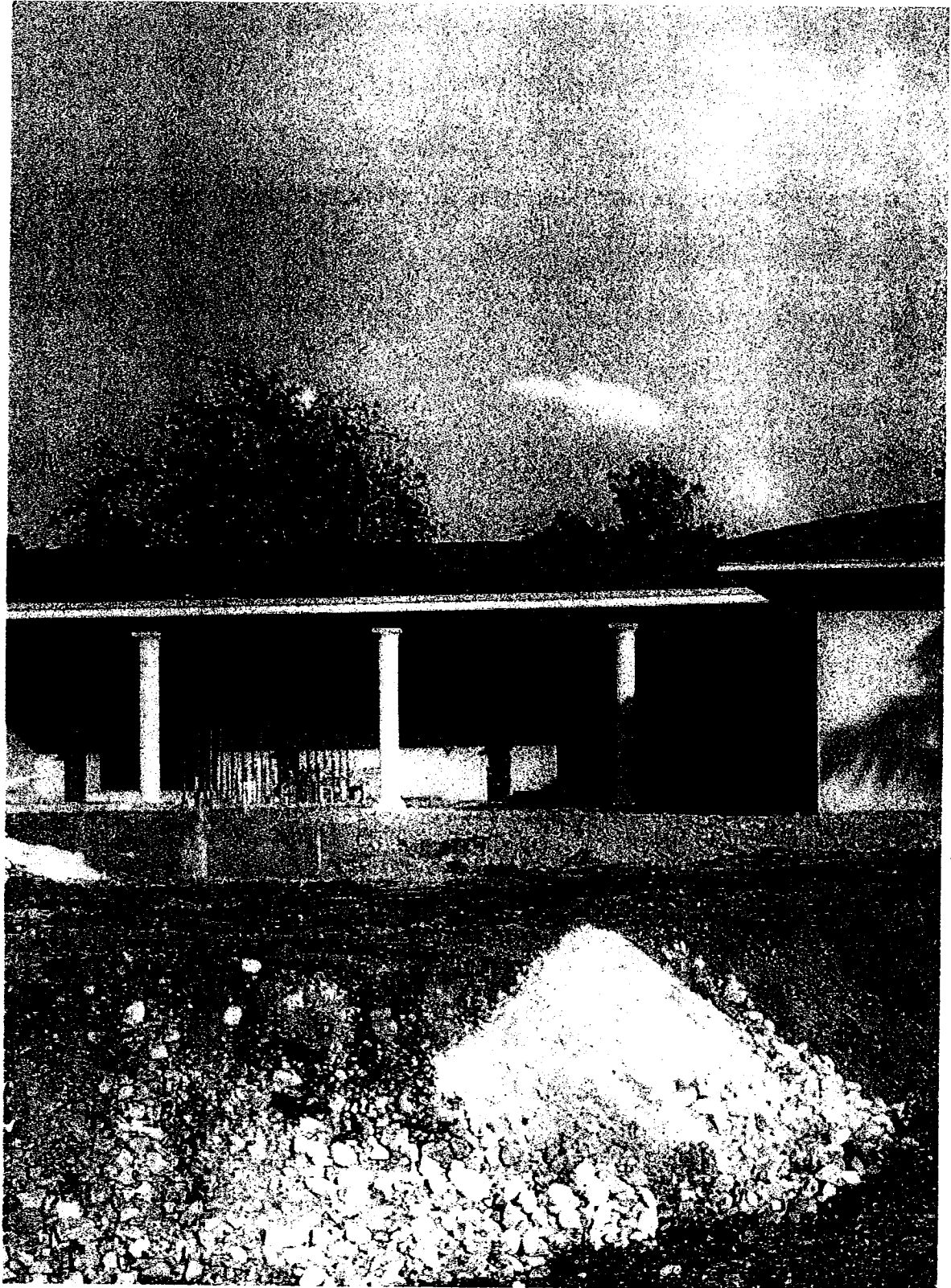
Low Density (LD) - The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot-line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

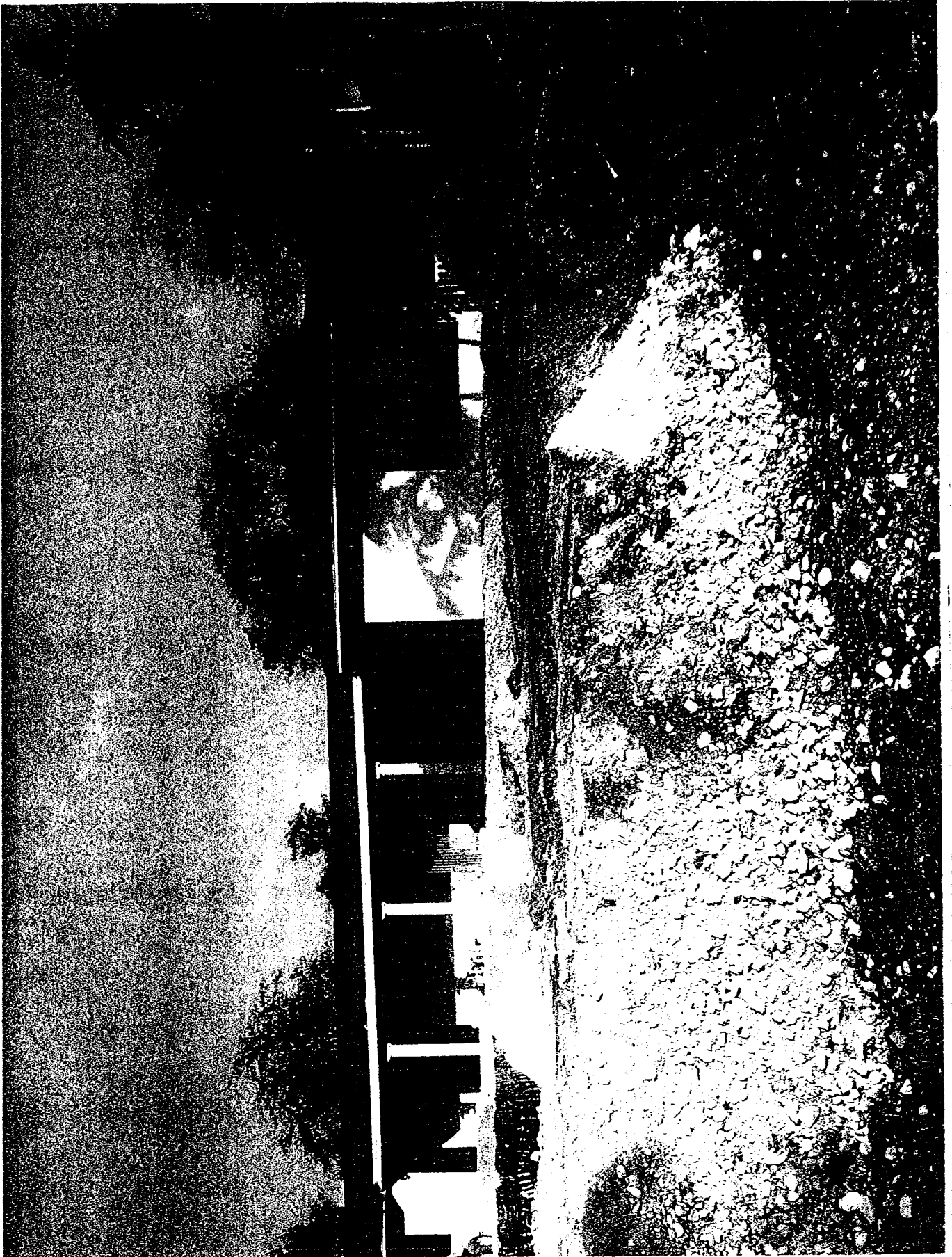
Subject Property:

The subject property is a residential parcel and is located within a fully developed residential subdivision. The applicant’s property is a one story, 4 bedroom, 2 bath residence located on the west side of West Prestwick Place. The residence as per County Tax Assessors records contains approximately 3,781 sq. ft and was constructed in 1968. A Gazebo accessory building as shown on the enclosed plans is proposed to be situated on the southwest corner of the subject property.

Subject Property Location Map:







Open Permits / Violations / and Typical Deed Restrictions in the Area:

There are no open permits or violations on the subject property. Typical deed restrictions in the area provided that for gazebos and other similar constructed elements the plans, specifications, and location of all contemplated improvements and modifications shall meet the requirements of all applicable local codes and ordinances of the local governing agency issuing permits for construction. This application is part of the process in terms of assuring that the accessory building to the subject property is properly permitted.

Proposal:

The applicant is proposing to permit a proposed gazebo with 380 square feet of roofed area and a maximum height of 15'-2". The Gazebo will provide additional outdoor living space for the applicant. The Land Development Code RU-1 zoning requirements as per Ordinance 04-63 for the Town of Miami Lakes provides that accessory building to the single family residence shall be permitted with a maximum height of fifteen (15'-0") feet, and shall not exceed one-hundred fifty (150) square feet of roofed area including roof overhangs. The Gazebo will be comprised of an open bar, utility storage area, and bath area measuring 240.00 square feet and will be situated along side of a proposed swimming pool. The 240.00 square feet of gazebo building area is proposed to be constructed with 380 square feet of roof area including overhangs. This application will allow the subject over sized Gazebo to be permitted situated on the southwest corner of the subject property.

Variance Criteria:

Division 3.5(f) of the Town Code allows the Council to approve non-use variances based upon seven hardship criteria.

Notwithstanding the hardship criteria should the Town Council by extraordinary (5 votes) vote determine that the variance is justified by practical difficulty on the part of the applicant, and no objections from adjoining or directly affected property owners have been filed to the application, a variance may be approved as requested or approved with conditions.

Compliance of request with variance criteria:

- a. Variance Consistent with Authorized Powers. **YES** – The variance request is correctly in front of the Council.

- b. Existence of Special Conditions or Circumstances. **NO** – The property is the same size and shape as other lots in the subdivision.
- c. Conditions Not Created by Applicant. **NO** – The applicant could comply with the requirements to what is permitted by code.
- d. Special Privileges Not Conferred. **NO** – If hardship variances are granted the property would have a special privilege that is denied by this Land Development Code to other similarly situated lands, buildings, or structures in the same zoning district.
- e. Hardship Conditions Exist. **NO** - A literal interpretation of the provisions of this Land Development Code would not deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and would not create unnecessary and undue hardship on the applicant.
- f. Only the Minimum Variance Granted. **NO** – The requested variances are not necessary to allow the reasonable use of the land, building, or structure.
- g. Not Injurious to Public Welfare or Intent of the Land Development Code. **YES** - If granted the variances will not be injurious to the area involved or otherwise detrimental to the public welfare.

Based on the above analysis, it is staff's opinion that the variance request does not meet all of the variance criteria as required and therefore must be justified by practical difficulty on part of the applicant and approved by extraordinary (5 votes) vote of the Council.

Analysis:

The oversized subject parcel of land with dimensions of 117.0' x 160.0' is located at 15940 West Prestwick Place, with approximately 18,720 square feet of lot area. The Town's Comprehensive Development Plan (CDP) designates the subject property for low density residential development which permits up to a maximum of 6.0 dwelling units per gross acre. The variance requests for the subject residence within this development is consistent with the CDP and does not create any impact on the levels of service (LOS) standards.

The applicant is proposing to permit a proposed gazebo with 380 square feet of roofed area and a maximum height of 15'-2". The Land Development Code RU-1 zoning requirements as per Ordinance 04-63 for the Town of Miami Lakes provides that an accessory building to the single family residence shall be permitted with a maximum height of fifteen (15'-0") feet, and shall not exceed one-hundred fifty (150) square feet of roofed area including roof overhangs. Staff notes that the subject property is located with the rear yard facing the Don Shula's Hotel Championship Golf Course, and that the proposed Gazebo to the single family residence will be located with ample setbacks of 28'-3" (twenty-eight feet three inches) from the rear property line and 22'-6" (twenty-two feet six inches) from the interior south side property line where five (5'-0") feet minimum setbacks are required (See Attachment A & B: Development Regulations)

The Gazebo will be comprised of an open bar, utility storage area, and bath area measuring 240.00 square feet, and will be situated along side of a proposed swimming pool (See Illustrative Plans – Exhibit 1). The 240.00 square feet of gazebo building area is proposed to be constructed with 380 square feet of roof area including overhangs. This application will allow the subject over sized Gazebo to be permitted situated on the southwest corner of the subject property

The approval of this application will allow the above mentioned proposed accessory gazebo building to this single family residence which would provide additional outdoor living space for the residents. Staff is of the opinion that the accessory gazebo building request should be approved due to the over-sized lot's golf course location, and proposed ample setbacks which diminish the impact of the subject gazebo on nearby properties. The Gazebo is proposed at a size of 380 square feet which comprises approximately 12.9% lot coverage of the over-sized (117'x25' = 2,925 square foot rear yard) where a typical RU-1 required rear yard (75'x25' = 1,879 square feet) would be allowed up to 20% lot coverage for accessory structures. Additionally, staff feels that the requested height variance to permit 15'-2" where 15'-0" is required is minor and should be approved subject to the ample setbacks in order to limit the gazebo's impact to surrounding properties. The impact to surrounding properties is further minimized due to the fact that the rear yard faces the Championship Golf Course. Therefore approval of request #1 for the additional size to allow 380 square feet of roof area including roof overhangs, where 150 square feet of roof area is permitted and request #2 for the 15'-2" height is recommended. Staff notes that this application with the proposed setbacks would be compatible with the area minimizing aural and visual impact on the adjacent properties while affording the applicant reasonable use of this land. Accordingly, staff recommends approval of the subject request with conditions.

Recommendation: Approval with Conditions

Conditions:

1. That the plan be submitted to and meet the approval of the Building Department Director, upon the submittal of an application for a permit and/or Certificate of Use and Occupancy; said plan to include among other things but not limited thereto, location of structure or structures, exists, entrances, drainage, walls, fences, landscaping.
2. That in the approval of the single family residence gazebo, the same be in accordance with the plans submitted for the hearing entitled "Sketch of Survey" for 15940 West Prestwick Place, Miami Lakes Fl., as prepared by Armando Garcia Land Surveyors & Mapper, Registered Land Surveyor State of Florida, No. 3109, Job No. B-835A, and consisting of 1 sheet. The approved gazebo plans shall be substantially in accordance with the plans submitted for the hearing entitled New Gazebo for a Residence Located at 15940 West Prestwick

Place, Miami Lakes, Fl. Property of Marty Caparros; Consisting of Sheets A-1 & 2, S-1 & 2, E-1, and P-1&2 prepared by Cesar M. Cano, AIA, Architecture and Planning, dated signed and sealed March 2, 2007; Approving the requested single family residence, one-storey gazebo accessory building with a maximum height of fifteen feet two inches (15'-2"), setback 28'-3" (twenty-eight feet three inches) from the rear property line and 22'-6" (twenty-two feet six inches) from the interior south side property line.

3. That the applicant shall not be permitted any additional accessory buildings.
4. The applicant shall record the Resolution in the public records of the Clerk of the Circuit and County Court and shall return the original order to the Town Clerk before a permit is issued for the gazebo accessory building.
5. The applicant shall obtain a permit and all requisite inspections for the requested accessory building, at the height approved herein, within one year of the date of this approval. If a permit is not obtained or an extension granted within the prescribed time limit then this approval shall become null and void.

AR:MIC

ATTACHMENT A:

Division 5.2 Accessory Buildings

- A. One story accessory buildings shall be permitted within the required rear yard of single family or duplex residences if they comply with the following:
1. Each accessory building shall not exceed 150 sq. ft. (75 sq. ft. in the zero lot line developments) of roofed area (including roof overhangs) and enclosed storage areas in each individual accessory building shall not exceed 60 sq. ft (30 sq. ft. in the zero lot line developments).
 2. The total lot coverage of all accessory buildings in the required rear yard shall not exceed more than 20% of the area of the required rear yard.
 3. Accessory buildings shall be setback a minimum of five (5) feet from a rear or interior side property line or for corner lots shall comply with the side street setbacks for the main structure. Roof overhangs shall be permitted to project a maximum of twelve (12) inches into the required 5' side and rear setbacks.
 4. Accessory buildings shall be detached a minimum of 10' from the residence and a minimum of 6' from roof overhangs (detached 5' from the main residence and 3' from any roof overhangs in the zero lot line developments). Accessory buildings shall be spaced apart from each other the same distance requirements as from the main residence.
 5. Accessory buildings shall be limited to one story with a maximum height of 15'.
 6. Allowable accessory buildings, with the exception of chickee huts as defined in this code, shall be constructed and finished to match the existing residence (including roofing material) or designed in an architectural style complimentary to the existing residence.
 7. Accessory buildings shall be limited to uses that are accessory to the main use, including but not limited to garages, carports, pergolas, cabanas, gazebos etc. Sleeping or guest rooms shall not be permitted in detached accessory buildings.
 8. Accessory buildings may contain heating and air conditioning, washers and dryers, toilets, bar sinks and showers. An outdoor built-in barbecue grill or similar cooking equipment shall be allowed as an accessory structure.
 9. No permit shall be issued for an accessory building for any use unless the principal building exists on the lot, or unless a permit is obtained simultaneously for both buildings and construction progresses concurrently.

ATTACHMENT B:

4.2.E. Development Regulations for Single Family and Two Family Districts

	<u>Min. Lot Size</u>	<u>Min. Lot Width (4)</u>	<u>Front Setback (5)</u>	<u>Rear Setback (7)</u>	<u>Interior Side Setback</u>	<u>Street Side Setback</u>	<u>Max. Lot Coverage (1) (2) (3)</u>	<u>Building Size</u>	<u>Max. Height (6)</u>
RU-1	7,500 sq. ft.	75'	25'	25'	10% of lot width, 5' min. 7.5' Max.	15'	40% for 1 story/ 35% for 2 story	2,000 sq. ft. min.	35' 2 stories
<u>RU-1 Access. Structures</u>			Not permitted	5'	5'	15'	20% of required rear yard	150 sq. ft. max. size per structure	15' 1 story
RU-1B	6,000 sq. ft.	60'	25'	25'	6'	10'	40%	1800 sq. ft. min.	35' 2 stories
<u>RU-1B Access. Structures</u>			Not permitted	5'	5'	10'	20% of required rear yard	150 sq. ft. max. size per structure	15' 1 story
RU-1A	5,000 sq. ft.	50'	25'	25'	5'	10'	40%	1700 sq. ft. min.	35' 2 stories
<u>RU-1A Access. Structures</u>			Not permitted	5'	5'	10'	20% of required rear yard	150 sq. ft. max. size per structure	15' 1 story
RU-1Z	4,500 sq. ft.	45'	20'	10' one story/ 15' two story	0' / 10'	15'	50%	1500 sq. ft. min.	35' 2 stories
<u>RU-1Z Access. Structures</u>			Not permitted	5'	5'	15'	20% of required rear yard	75 sq. ft. max. size per structure	15' 1 story
RU-2	7,500 sq. ft.	75'	25'	25'	7.5'	15'	40% for 1 story/ 35% for 2 story	900 sq. ft. min. per unit	35' 2 stories
<u>RU-2 Access. Structures</u>			Not permitted	5'	5'	15'	20% of required rear yard	150 sq. ft. max. size per structure	15' 1 story