



**AGENDA  
BOARD OF ADJUSTMENT  
MARCH 18, 2026**

**1371 WEST FM 550 - McLendon-Chisholm, Texas 75032 6:30 PM**

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. APPROVAL OF MINUTES
  - 3.1. Consider approval of minutes from Feb. 18, 2026 BOA meeting
4. ITEMS FOR DISCUSSION
  - 4.2. Discuss and consider approval of a variance request to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the area requirements for one residential lot from 2.5 acres to 2.088 acres. Rockwall Property ID 12091.
5. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the Board of Adjustment of McLendon-Chisholm, Texas was posted or before 5:00 p.m., March 10, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**MINUTES**  
**Board of Adjustment**  
**February 18, 2026**  
**1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM**

Board	Gary Nickel	Herb Harker
Members	Melody Osorio	Stanley Brothers
Present	David Cross	

**STAFF** Peyton Sherman, City Planner  
**PRESENT:** Angela Jennings, City Secretary

1. CALL TO ORDER

The meeting was called to order at 6:30 by chairman Gary Nickel.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Chairman Nickel leads the board and citizens in the US and Texas pledges and the Invocation.

3. PUBLIC HEARING

There is no Public Hearing

4. APPROVAL OF MINUTES

4.1. November 19, 2026 minutes from Board of Adjustments

**RESULT:** Motion to approve the Minutes

**MOTIONED** Herb Harker

**BY:**

**SECONDED** Stanley Brothers

**BY:**

**FOR:** 4 - Passes Unanimously

**AGAINST:** None

**ABSTAIN:** None

5. ITEMS FOR DISCUSSION

5.1. Discuss and consider approval of a variance request from Article 6, Subsection 6-3 "Accessory building regulations" Subsection B(2), "General Regulations", of the City of McLendon-Chisholm Code of Ordinances, to allow the existing accessory structure to function as the primary structure and principal use on the lot following demolition of the current primary structure.

Chairman Nickel introduces the item and explains his understanding of the variance request.

Peyton Sherman, City Planner, explains what the applicant is wanting to do with the property. The primary structure is not a functioning primary structure and applicant wants to

be allowed to have the electricity that is already there, to remain connected using the barn as the temporary Primary Structure. The current primary structure needs to be torn down and has not been because it is where the electricity is now connected. If the variance is allowed, the home will be torn down.

There were several questions back and forth from the board members to both applicant and city planner.

<b>RESULT:</b>	Motion to Approve the Variance
<b>MOTIONED BY:</b>	Board Member Melody Osorio
<b>SECONDED BY:</b>	Herb Harker
<b>FOR:</b>	5 - Passes Unanimously
<b>AGAINST:</b>	None
<b>ABSTAIN:</b>	None

6. ADJOURN

Meeting is adjourned at 6:58 PM

[MIN\_SIGNATURES]



## City of McLendon-Chisholm

### Staff Report

**Date:** March 18, 2026

**Applicant:** Ms. Sharon Dunegan

**Owner:** Ms. Sharon Dunegan

**Agenda Item:** Discuss and consider approval of a variance request to the City of McLendon-Chisholm Code of Ordinances to allow a reduction of the area requirements for one residential lot from 2.5 acres to 2.088 acres. The subject property is zoned Single Family 2.5 (SF-2.5). Rockwall Property ID 12091.

#### **Background:**

The applicant has submitted a variance request to reduce the minimum area requirement for a proposed lot. The minimum area requirement for the SF 2.5 zoning district is 2.5 acres. The applicant resides at Property ID 12084 and is filing the necessary documentation to convey the adjacent parcel, identified as Property ID 12091. The shared property line runs through an existing accessory structure. To accommodate the existing condition, the applicant proposes shifting the property line, resulting in a reduction of the area requirements of Property ID 12091 from 2.5 to 2.088 acres.

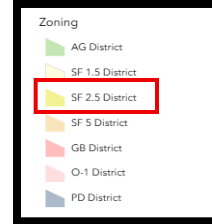
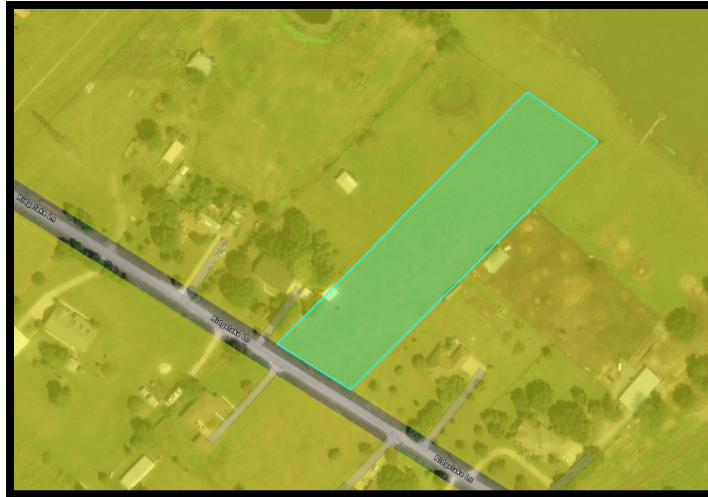
#### **Staff Recommendation:**

Staff recommends approval of the variance request

#### **Attachments:**

- Board of Adjustments Application
- Survey
- Enlarged Survey

Zoning:



Rockwall Central Appraisal District:



# Exhibit 14A. Zoning Ordinance

## ARTICLE 4. ZONING DISTRICTS

### § 4-3. SF2.5 Single-Family Residential District.

#### A. General purpose and description.

The Single-Family Residential District-SF2.5 is designed to accommodate lots that have a minimum size of two and one-half acres. Developments under this district will have a low density and development characteristics similar to those now existing in most platted subdivisions.

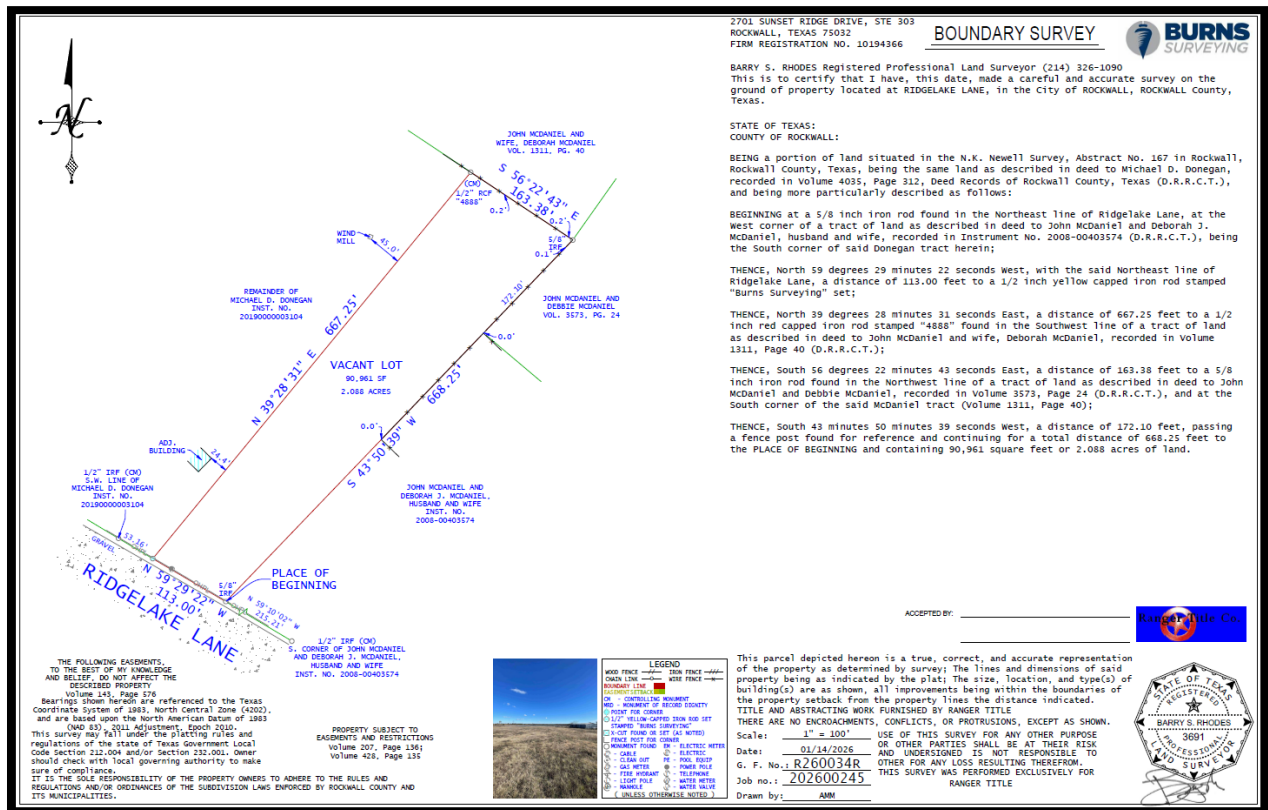
#### B. Permitted uses.

In the SF2.5 Single-Family Residential District, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1, Use of land and buildings.

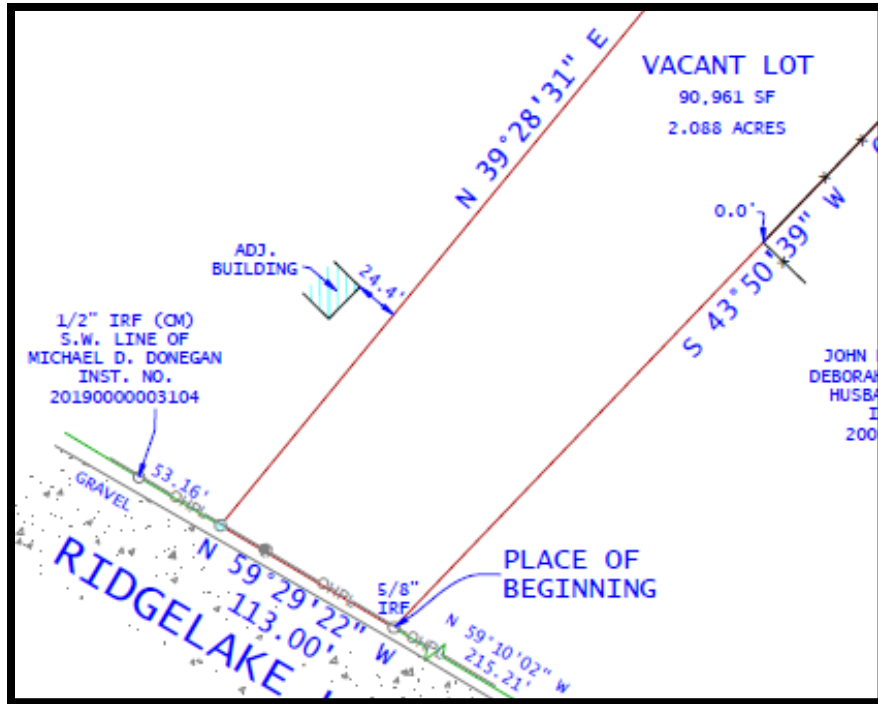
#### C. Area requirements.

The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the SF2.5 Zoning District (below).

#### Survey:



Enlarged Survey: New Location of Accessory Structure





**APPLICATION TO REQUEST A HEARING  
BEFORE THE CITY OF MCLENDON-CHISHOLM  
BOARD OF ADJUSTMENT**

APPLICATION DATE: 2/18/26 CASE #: \_\_\_\_\_

APPLICANT NAME: Sharon Donegan

ADDRESS: 2620 Ridgeline Lane Rockwall, Tex 75082 PHONE NO.: 214-228-1984

DESCRIPTION OF PROPERTY LOT NUMBER: \_\_\_\_\_ BLOCK NUMBER: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: A 167 - H-K-NEWELL TRACT # 4-02, approx 2.5 Properties #D: 12084 12091

ADDRESS OF PROPERTY: 2620 Ridgeline Lane Rockwall, TX 75082

REASON FOR REQUEST: Reduce AREA REQUIREMENTS

SIGNATURE OF APPLICANT: Sharon D

Application Fee: \$500.00  
DATE/AMOUNT PAID: 500<sup>00</sup>

RECEIPT #: \_\_\_\_\_

**FOR CITY USE ONLY**

DATE AND TIME OF MEETING SCHEDULED \_\_\_\_\_

REQUEST FOR VARIANCE GRANTED/DENIED.

IF DENIED, REASON: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CHECKLIST FOR BOARD OF ADJUSTMENT APPLICANT**

The following items must be submitted along with the completed application before processing and scheduling.

1. Completed Application ✓
  
2. A survey or plat showing location of proposed improvements and existing structures as related to all boundary lines ✓
  
3. Pictures and descriptions of project including materials descriptions ✓
  
4. Names and Addresses of Legal Property Owners within 200 feet of property. (The city will need to send these out 11 Days or more giving notice of the meeting.) ✓

**BOUNDARY SURVEY**

2701 SUNSET RIDGE DRIVE, STE 303  
ROCKWALL, TEXAS 75032  
FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at RIDGELAKE LANE, in the city of ROCKWALL, ROCKWALL COUNTY, Texas.

STATE OF TEXAS:  
COUNTY OF ROCKWALL:

BEING a portion of land situated in the N.K. Newell Survey, Abstract No. 167 in Rockwall, Rockwall County, Texas, being the same land as described in deed to Michael D. Donegan, recorded in Volume 4035, Page 312, Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

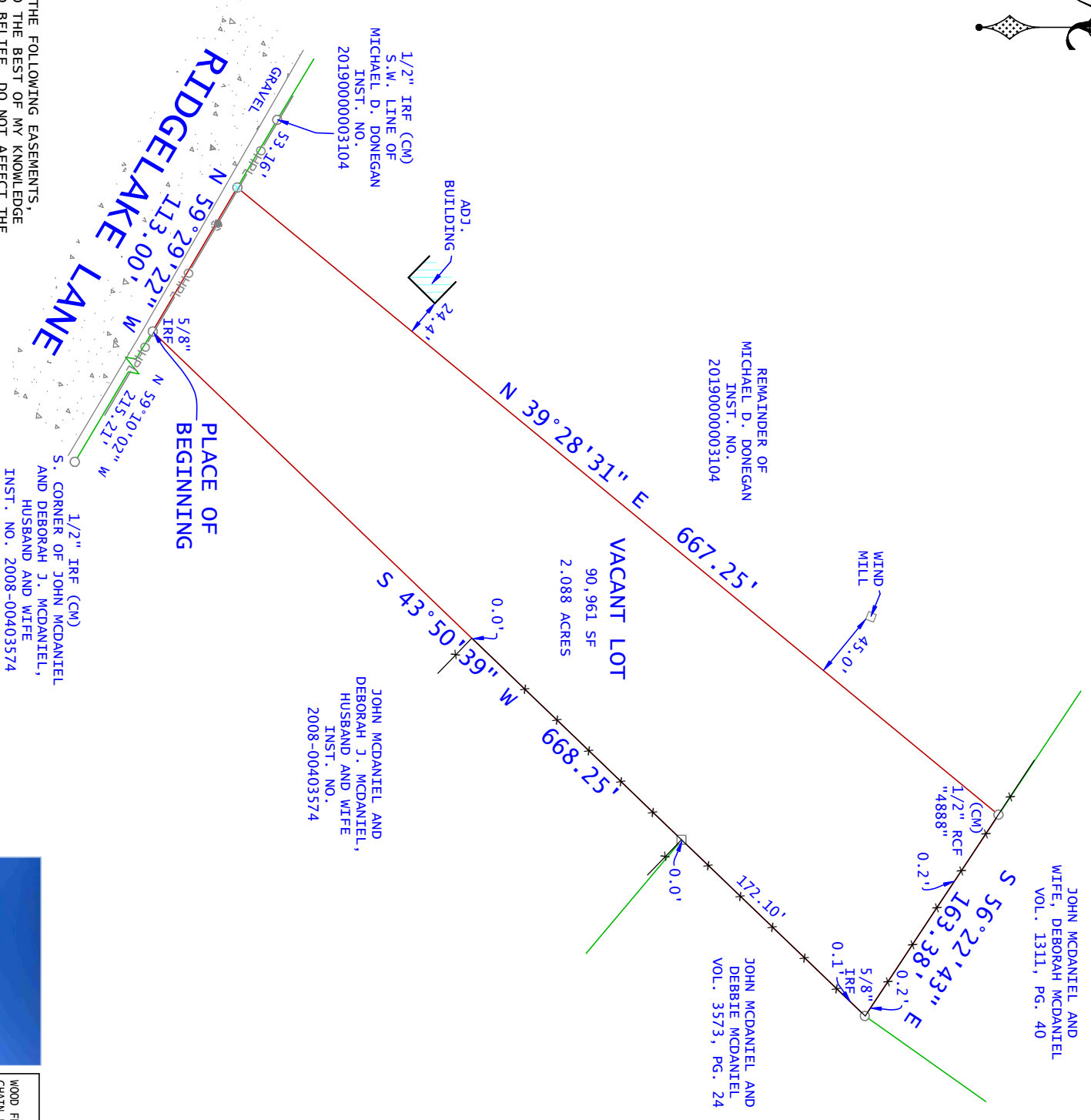
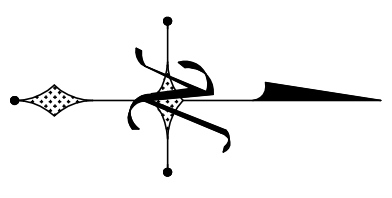
BEGINNING at a 5/8 inch iron rod found in the Northeast Line of Ridgelaque Lane, at the West corner of a tract of land as described in deed to John Mcdaniel and Deborah J. Mcdaniel, husband and wife, recorded in Instrument No. 2008-00403574 (D.R.R.C.T.), being the South corner of said Donegan tract herein;

THENCE, North 59 degrees 29 minutes 22 seconds West, with the said Northeast line of Ridgelaque Lane, a distance of 113.00 feet to a 1/2 inch yellow capped iron rod stamped "Burns Surveying" set;

THENCE, North 39 degrees 28 minutes 31 seconds East, a distance of 667.25 feet to a 1/2 inch red capped iron rod stamped "4888" found in the Southwest line of a tract of land as described in deed to John Mcdaniel and wife, Deborah Mcdaniel, recorded in Volume 1311, Page 40 (D.R.R.C.T.);

THENCE, South 56 degrees 22 minutes 43 seconds East, a distance of 163.38 feet to a 5/8 inch iron rod found in the Northwest line of a tract of land as described in deed to John Mcdaniel and Debbie Mcdaniel, recorded in Volume 3573, Page 24 (D.R.R.C.T.), and at the South corner of the said Mcdaniel tract (Volume 1311, Page 40);

THENCE, South 43 minutes 50 seconds West, a distance of 172.10 feet, passing a fence post found for reference and continuing for a total distance of 668.25 feet to the PLACE OF BEGINNING and containing 90,961 square feet or 2.088 acres of land.



THE FOLLOWING EASEMENTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, DO NOT AFFECT THE DESCRIBED PROPERTY

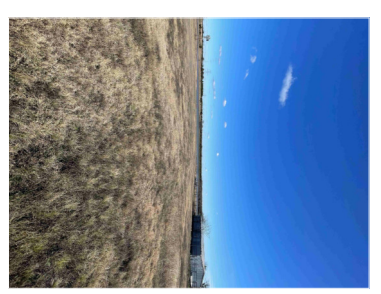
Bearings shown hereon are referenced to the Texas coordinate system of 1983, North Central zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

This survey may fall under the platting rules and regulations of the state of Texas governing local Code Section 212.004 and/or Section 232.001. Owner should check with local governing authority to make sure of compliance.

IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO ADHERE TO THE RULES AND REGULATIONS AND/OR ORDINANCES OF THE SUBDIVISION LAWS ENFORCED BY ROCKWALL COUNTY AND ITS MUNICIPALITIES.

1/2" IRF (CM)  
S. CORNER OF JOHN MCDANIEL  
AND DEBORAH J. MCDANIEL,  
HUSBAND AND WIFE  
INST. NO. 2008-00403574

PROPERTY SUBJECT TO  
EASEMENTS AND RESTRICTIONS  
Volume 207, Page 136;  
Volume 428, Page 135



**LEGEND**

WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT SETBACK	
CM - CONTROLLING MONUMENT	
MONUMENT OF RECORD DISGITY	
POINT FOR CORNER	
1/2" YELLOW-CAPPED IRON ROD SET	
STAMPED BURNS SURVEYING	
X-CUT FENCE OR SET (AS NOTED)	
FENCE POST FOR CORNER	EM - ELECTRIC METER
MONUMENT FOUND	PE - POOL EQUIP
CABLE	POWER POLE
CLEAN OUT	TELEPHONE
GAS METER	WATER METER
FIRE HYDRANT	WATER VALVE
LIGHT POLE	
MANHOLE	

( UNLESS OTHERWISE NOTED )

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The times and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated. TITLE AND ABSTRACTING WORK FURNISHED BY RANGER TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 01/14/2026

G. F. No.: R260034R

Job no.: 202600245

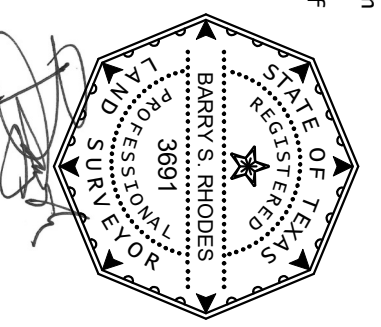
Drawn by: AMM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR RANGER TITLE

ACCEPTED BY: \_\_\_\_\_

**Ranger Title Co.**



## Exhibit 14A. Zoning Ordinance

### ARTICLE 1. GENERAL PROVISIONS

#### § 1-15. Zoning board of adjustment.

##### A. Creation, membership and procedures.

1. Zoning board of adjustment established. A zoning board of adjustment is hereby established in accordance with the provisions of Texas Local Government Code, § 211.008, as amended, regarding the zoning of cities and with the powers and duties as provided in said Code.
2. Membership. The zoning board of adjustments shall consist of five citizens of McLendon-Chisholm, each to be appointed or re-appointed by the city council and confirmed by the city council.
3. Terms of office. Members of the board shall serve for staggered terms of two years each. Three members and one alternate shall serve until June 30th of odd-numbered years, as heretofore appointed, and two members and one alternate, as heretofore appointed, shall serve until June 30th of even-numbered years, and therefore each member reappointed for each new appointee shall serve for a full term of two years unless removed as hereinabove provided.
4. Quorum. A quorum shall consist of three members to convene and conduct administrative action. However, four members are necessary to hear testimony and action on any quasi-judicial matter before the board.
5. Alternate members. The city council may appoint four alternate members of the board who shall serve in the absence of one or more of the regular members when requested to do so by the chairperson of the board, so that all cases to be heard by the board will always be heard by a minimum number of four members. These alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two years, and any vacancy shall be filled in the same manner and they shall be subject to removal by the same means and under the same procedures as the regular members.
6. Vacancies. Vacancies shall be filled by the city council for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made.
7. Chairperson. The board shall elect its own chairperson, who shall serve for a period of one year or until a successor is elected.
8. Hearings. The hearings of the board shall be public. However, the board may go into executive session for discussion, but not for vote on any case before it. The board shall hear the intervention of any owner of property adjacent to, in the rear of, or across the street from a lot as to which the granting of any permit is pending, and shall also hear any other parties in interest.
9. Meetings. Regular meetings of the board shall be held at such times as the board may determine. Special meetings of the board shall be held at the call of the chairperson or at the

written request of two regular members of the board, said request to be submitted to the chairperson.

B. Rules and regulations.

1. Minutes. The board shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such vote, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the mayor or a designee and shall be public record.
2. Board action. The board shall act by resolution in which four members must occur.
3. Additional rules and regulations. The board shall adopt from time to time such additional rules and regulations as it may deem necessary to carry into effect the provisions of the ordinance, and shall furnish a copy of the same to the zoning administrator and the mayor or a designee, all of which rules and regulations shall operate uniformly in all cases. All of its resolutions and orders shall be in accordance therewith.

C. Powers and duties of the board. The board of adjustment shall have the power and exercise the duties of a board in accordance with Texas Local Government Code Chapter 211.009(a). Board members are representatives of the city and may:

1. Hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by a mayor or his/her designee in the enforcement of this ordinance;
2. Hear and decide special exceptions to the terms of the zoning ordinance; in this regard the board may grant only special exceptions that are authorized by the express terms of the ordinance;
3. Authorize in specific cases a variance from the terms of the zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;
4. Hear and decide other matters authorized by the council;
5. To consider, decide, and make provisions for the amortization of an owner's investment in nonconforming uses or structures when specifically requested by the city council; and
6. To subpoena witnesses, administer oaths and require the production of documents.

D. Limitation on reapplications. When the board has denied a proposal, no new applications of similar nature shall be accepted by the board or scheduled for 12 months after the date of board denial. Applications which have been withdrawn, at or before, the board meeting may be resubmitted at any time for hearing before the board.

E. Vote of four members required. The concurring vote of four members of the board is necessary to:

1. Reverse an order, requirement, decision or determination of a mayor or his/her designee;
2. Decide in favor of an applicant on a matter on which the board is required to pass; or
3. Authorize a variation from the terms of a zoning ordinance;
4. Find and determine an appropriate amortization schedule or duration such that a nonconforming use or structure may be allowed to continue until fully amortized in accordance with such schedule or duration.

F. Appeals.

1. Procedure. Appeals may be taken to and before the zoning board of adjustment by any person aggrieved, or by any officer, department, board or bureau in the city. Such appeal shall be made by filing in the office of the mayor or a designee a notice of appeal and specifying the

grounds thereof. The office or department from which the appeal is taken shall forthwith transmit to the board all of the papers constituting the record from which the action appealed was taken.

2. Stay of proceedings. An appeal shall stay all proceedings in furtherance of the action appealed from unless the mayor or a designee shall certify to the zoning board of adjustment that, by reason of facts in the certificate, a stay would cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order which may be granted or by a court of equity, after notice to the office from whom the appeal was taken.
  3. Notice of hearing on appeal. The board shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and shall mail notices of such hearing to the petitioner and to the owners of property lying within 200 feet of any point of the lot or portion thereof on which a variation is desired, and to all other persons deemed by the board to be affected thereby, such owners and persons being determined according to the current tax rolls of the city. Depositing of such written notice in the mail shall be deemed sufficient compliance therewith.
  4. Decision by board. The board shall decide the appeal within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney. The board may reverse or affirm wholly or partly or may modify the order, requirements, decision, or determination as in its opinion ought to be made in the premises, and to that end, shall have all powers of the officer or department from whom the appeal is taken.
- G. Variances. The board shall have the power to authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship and so that the spirit of this ordinance shall be observed and substantial justice done, including the following:
1. Permit a variance in the yard requirements of any district where there are unusual and practical difficulties or unnecessary hardships in the carrying out of the provisions due to an irregular shape of the lot or topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.
  2. Authorize, upon appeal, whenever a property owner can show that a strict application of the terms of this ordinance relating to the construction or alteration of buildings or structures will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this ordinance as are in harmony with its own general purpose and intent, but only when the board is satisfied that granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variance from the comprehensive plan as established by this ordinance and at the same time, the surrounding property will be properly protected.
  3. The board shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirements, decision or determination made by the mayor or his/her designee in the enforcement of this ordinance. Except as otherwise provided herein, the board shall have, in addition, the following specific powers:
    - (a) To permit the erection and use of a building or the use of premises for railroads if such uses are in general conformance with the master plan and present no conflict or nuisance to adjacent properties.
    - (b) To permit a public utility or public service or structure in any district, or a public utility or public service building of a ground area and of a height at variance with those provided for in the district in which such public utility or public service building is permitted to be located, when found reasonably necessary for the public health, convenience, safety, or general welfare.

- (c) To grant a permit for the extension of a use, height or area regulation into an adjoining district, where the boundary line of the district divides a lot in a single ownership on the effective date of this ordinance.
  - (d) To permit the reconstruction of a non-conforming building which has been damaged by explosion, fire, act of God, or the public enemy, to the extent of more than 50 percent of its fair market value, where the board finds some compelling necessity requiring a continuance of the nonconforming use.
  - (e) To waive or reduce the parking and loading requirements in any of the districts, when (i) the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities; or (ii) when such regulations would impose an unreasonable hardship upon the use of the lot. The board shall not waive or reduce such requirements merely for the purpose of granting an advantage or a convenience.
  - (f) A written application for variance shall be submitted together with the required fee, accompanied by an accurate legal description, maps, site plans, drawings and any necessary data, demonstrating:
  - (g) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
  - (h) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
  - (i) That the special conditions and circumstances do not result from the actions of the applicant;
  - (j) That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and
  - (k) No non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.
- H. Authorized special exceptions. The board shall have the power to hear and decide special exceptions in the districts indicated below, subject to full and complete compliance with any and all conditions listed, together with such other conditions as the board may impose for protection of the public health or safety:

<b>Special Exception</b>	<b>District Where Permitted</b>
A Special Exception may be granted for fence regulations if such special exception is found to be within the general purpose and intent of section <b>6-8</b> , Screening and Buffer Regulations	All Districts
Additional height of non-residential structure may be added in compliance with section <b>6-4</b> , A2, upon granting of a Special Exception	Non-commercial Districts
Parking space requirements may be reduced upon documentation by a study and approval of a Special Exception as per section <b>6-7</b>	Non-Residential Districts
Relief from illumination requirement of 20 footcandle as per section <b>6-12</b>	All Districts
Relief from prohibited lighting elements as per section <b>6-12</b>	All Districts

Special Exception	District Where Permitted
Relief from exterior building material	Non-residential Districts
Relief from time limit for cargo containers located in residentially zoned districts as per section <b>6-14</b>	Residential Districts
Relief from maximum number of cargo containers permitted as per section <b>6-14</b>	"LI" Zoning District

- I. Changes. The board shall have no authority to change any provisions of this ordinance and its jurisdiction is limited to hardship and borderline cases which may arise from time to time. The board may not change the district designation of any land either to a more or less restrictive zone. It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the mayor or his/her designee, that such questions shall be presented to the board only on appeal from the decision of the mayor or his/her designee and that recourse from the decisions of the zoning board of adjustment shall be to the courts as provided by the laws of the State of Texas.

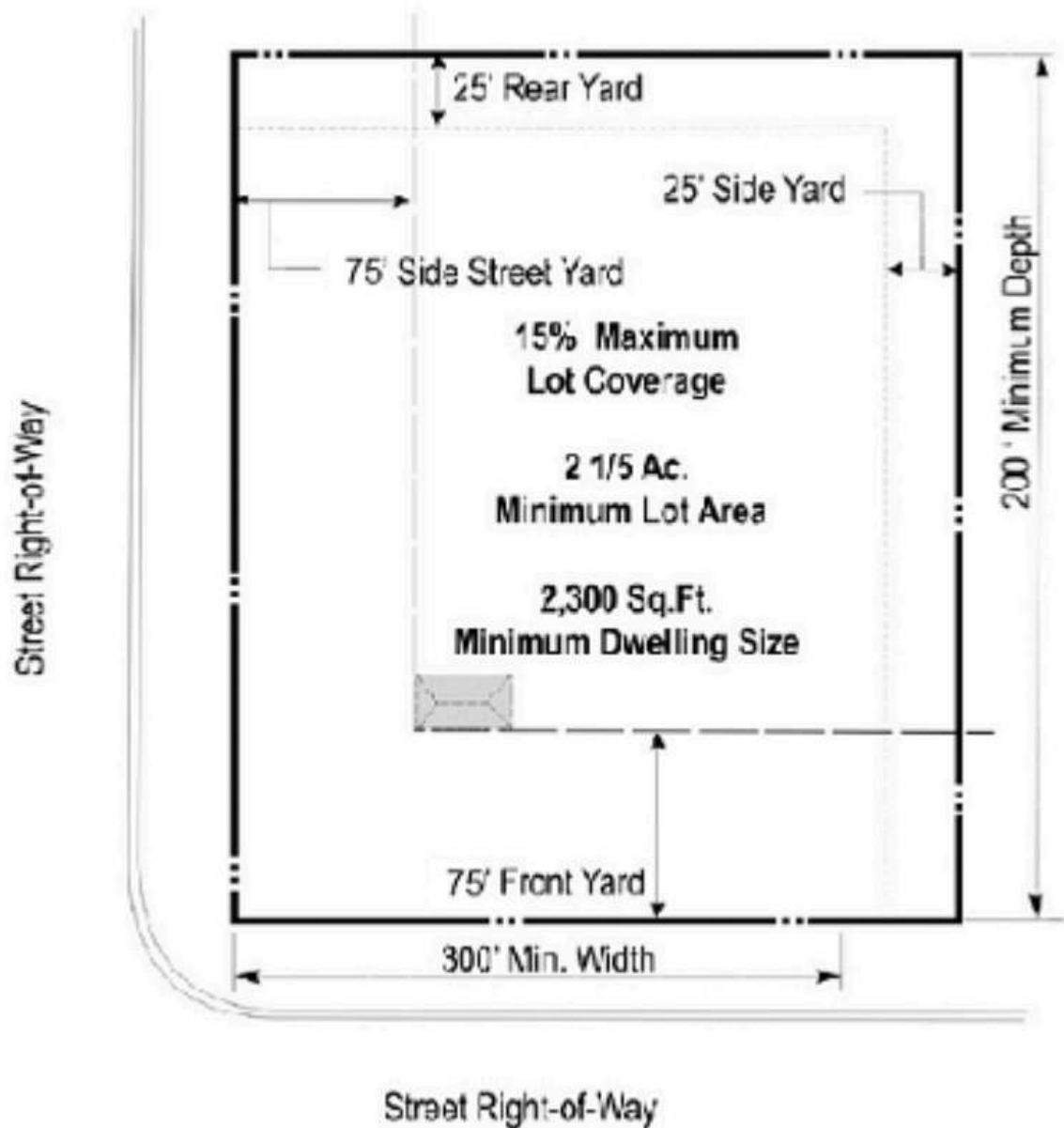
(Ordinance 2017-22, ex. 1, adopted 12/19/17; Ordinance 2019-05 adopted 5/28/19)

## Exhibit 14A. Zoning Ordinance

### ARTICLE 4. ZONING DISTRICTS

#### § 4-3. SF2.5 Single-Family Residential District.

- A. General purpose and description. The Single-Family Residential District-SF2.5 is designed to accommodate lots that have a minimum size of two and one-half acres. Developments under this district will have a low density and development characteristics similar to those now existing in most platted subdivisions.
- B. Permitted uses. In the SF2.5 Single-Family Residential District, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section **3-1**, Use of land and buildings.
- C. Area requirements. The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the SF2.5 Zoning District (below).



**SF2.5 - Zoning District Area Requirements**

Minimum Lot Area	2 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	75 ft.
Minimum Side Yard	25 ft. Interior 75 ft. Street
Minimum Rear Yard	25 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

- D. Off-street parking and loading requirements. Off-street parking and loading requirements shall conform to the provisions of section 6-7, Off-street parking and loading requirements.
- E. Accessory building and structure regulations. All regulations for accessory building or accessory structures shall be in compliance with section 6-3, Accessory building regulations.

(Ordinance 2008-07, sec. 3, 6-10-2008)