

Section 6.2 Current Language

6.2 Except as provided in this subsection, a nonconforming structure or use shall not be extended or enlarged in any manner except as may be permitted as a variance. The following requirements shall apply to expansion or enlargement of structures which are nonconforming solely due to lot size, lot width, lot frontage, lot coverage, height or setback requirements. [Amended 1/24/00]

b. The Board of Zoning Appeals may permit as a conditional use in accordance with Section 8.3 and 8.7, the extension or enlargement of a single family detached dwelling which is nonconforming solely due to lot size, lot width, lot frontage, lot coverage, height or setback requirements, provided the extension or enlargement [Amended, 10/25/04]:

1. Shall not increase lot coverage above 50%; and,
2. Shall not extend closer to the lot lines than the existing structure; and,
3. Shall not create or compound a violation of the height restrictions in Section 5.20. [Amended 7/24/06]
4. No part of the extension or enlargement (of a single family detached dwelling) may be closer than ten (10) feet from all property lines and twenty (20) feet from buildings on any adjoining lot.

Since the current language in 6.2b only discusses the extension or enlargement of single family detached dwellings the construction of a detached residential structure would not be allowed.

A current possibility for receiving approval from the BZA would be the connection of the proposed structure to the existing house typically through a porch or breezeway.

