

Modify 12.22 A 27 (a) (12) to read:

Item No. 4

Communication from CD13

- (12) Fences and walls within the yard setback areas adjacent to a public right of way and along the perimeter of the proposed subdivision within the yard setback of the front lot line shall be no more than three and one-half feet in height in accordance with Section 12.22 C.20 of this Code. Fences and walls within the yard setback areas along the perimeter of the proposed subdivision within the yard setback of the Side and Rear Lot Line of the subdivision shall be no more than six feet in height in accordance with Section 12.22 C.20 of this Code.

Modify 12.22 A 27 (b) to read:

- (b) "Bungalow Court" Small Lots, or Existing Dwellings on a Small Lot.** Existing bungalow courts ~~with four or more older or detached dwellingssingle, duplex, or triplex dwelling structures~~ oriented around a ~~common landscaped courtyard on a single lotshared outdoor space and or pedestrian paths~~ with a Certificate of Occupancy ~~issued prior to 1950~~ in a proposed subdivision may be subdivided into small lots and shall comply with Subparagraphs (1), (2) (4), and (9) through (13) of this Subdivision.

- (1) Notwithstanding any provisions of this Code relating to minimum lot area to the contrary, in the RD, R3, R4, R5, RAS and the P and C zones, parcels of land may be subdivided into lots which may contain one, two or three dwelling units, provided that the density of the subdivision complies with the minimum lot area per dwelling unit requirement established for each zone, or in the case of a P zone, the density of the subdivision shall comply with the minimum lot area per dwelling unit of the least restrictive abutting commercial or multi-family residential zone(s). Bungalow courts and existing structures that are nonconforming as to density, yards, or parking may be subdivided provided that the subdivision does not further increase the density nor reduce the yards, and that existing parking be maintained, respectively.
- (2) A nonconforming building, structure, or improvements may be maintained or repaired ~~or structurally altered~~ provided it conforms with Section 12.23 A of this Code. However, the existing structure shall also be in conformance with the "Bungalow Court and Existing Structure" Small Lot Design Standards.
- (3) All existing dwellings shall provide parking as required on the original permits. No additional parking is required.
- (4) All new dwellings added to the "Bungalow Court and Existing Structure" Small Lot project are subject to Subparagraphs (1) through (13) of this Subdivision including current setback requirements, parking, and applicable Small Lot Design Standards.