

City of
Neptune Beach

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MEMORANDUM

TO: Jim Jarboe, City Manager
FROM: Amanda Askew, Community Development Director
DATE: March 11, 2009
SUBJECT: Residential Variances

The following information will help with the upcoming discussion by Council of residential variances.

Changes were made to the setbacks as part of the major update to the Land Development Code in 2004. We have had some other modifications to Section 27-229-1, mostly dealing with the footnotes section.

All of the residential zoning districts setbacks were reduced as a result of the change in 2004. Below is a chart comparing the setbacks, the shaded areas are where the setbacks changed.

1991-2004 Setbacks

2005 to current

| | Front Yard | Side Yard | Corner Side | Rear Yard | | Front Yard | Side Yard | Corner Side | Rear Yard |
|------------|------------|-------------------------------------|-------------|-----------|------------|---|-------------------------------------|-------------|-----------|
| R-1 | 25 ft | 10% lot wide but not less than 7 ft | 15 ft | 30 ft | R-1 | 25 ft | 10 ft | 15 ft | 30 ft |
| R-2 | 25 ft | 10% lot wide but not less than 7 ft | 15 ft | 30 ft | R-2 | 20 ft | 10% lot wide but not less than 7 ft | 10 ft | 25 ft |
| R-3 | 25 ft | 10% lot wide but not less than 7 ft | 15 ft | 30 ft | R-3 | 15ft | 10% lot wide but not less than 7 ft | 10 ft | 25 ft |
| R-4 | 25 ft | 10% lot wide but not less than 7 ft | 15 ft | 25 ft | R-4 | 15 ft * flexible in that the front and rear must total 35 with rear less than 15 ft | 7 ft | 8 ft | 20 ft * |

2005 - 2008 Board of Appeals Decisions

| Total Appeals | Total # of Approvals | Approvals by Percentage | Total Denials | Denials by Percentage |
|---------------|----------------------|-------------------------|---------------|-----------------------|
| 70 | 64 | 91.4% | 6 | 8.6% |

2005 - 2008 Percentage of BOA Approvals

