**For Review**

Chapter 4 - General Standards, Qualifying Regulations, and Supplementary Information.

**Current wording**

4.28.3.B. The Planning and Zoning Commission applies the following percentage formula to determine the maximum allowable minimum side and/or rear setbacks, subject to the limitations in Sections 4.27.3.C. and 4.27.3.D.

A non-conforming lot's/parcel’s actual area (AA) shall be divided by the current required minimum area of the underlying zone (MZA) in order to formulate a ratio or proportional relation (X). The ratio shall then be multiplied by the current zone's side- and/or rear-YARD setback requirement (Y) in order to establish a reduced setback (Z). Formula: AA/MZA = X; X x Y=Z.

Example: A non-conforming lot of record in the Rural Residential zone is 0.75 acres, or 32,670 square feet (AA). The current minimum area of the zone is 1.0 acres, or 43,560 square feet (MZA). 32,670 (AA) divided by 43,560 (MZA)=0.75 (X).

Minimum side setbacks in Rural Residential Zone are twenty (20) feet. In this example, the Planning and Zoning Commission may grant a side yard setback of: 0.75 (x) x twenty (20) feet (Y) = fifteen (15) feet (Z).

**Proposed Wording**

4.28.3.B. The Planning and Zoning Commission applies the following formula to determine the minimum side and/or rear setbacks, subject to the limitations in Sections 4.27.3.C. and 4.27.3.D.

(Non-conforming lot size) x (current minimum setback) = (adjusted minimum setback)

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**Reasons for proposed changes**

1. Remove excessive verbiage