

1 **Sec. 3-9-81. Patio Houses**

2 (a) In certain districts, as a permitted use or ~~on special approval~~ a conditional use, the owner of a lot or
3 contiguous lots exceeding ~~thirty thousand (30,000)~~ square feet in area may construct patio houses.
4 Patio houses are single-family detached dwelling structures, each on individually platted lots and
5 designed to provide maximum usage of outdoor living space while ensuring privacy from adjacent
6 housing by providing a side yard on one ~~(1)~~ side of the structure and no side yard or a reduced yard
7 on the other side.

8 (b) All requirements of the subdivision regulations and the zoning district in which the patio houses are
9 located shall be complied with, except that no side yard shall be required on one ~~(1)~~ side of each
10 parcel but the combined side yard requirement of the applicable zoning district shall be required on
11 the opposite side of each parcel. It shall be unlawful for any person to locate a patio house closer
12 than the combined side yard distance from any other patio house nor shall any person locate a patio
13 house closer than the minimum setback of the applicable zoning district from the property line of any
14 other dwelling unit not a patio house. As a condition of final approval, covenants running with the
15 land shall be submitted, providing for the aforementioned side yard setbacks and maintenance
16 easements, if applicable, for each lot within the subject property.

17 **Cross reference**— Subdivision regulations, Ch. 3-7.

