



# Rezoning – 1158 Rockingham Drive (R-1 to R-8C)



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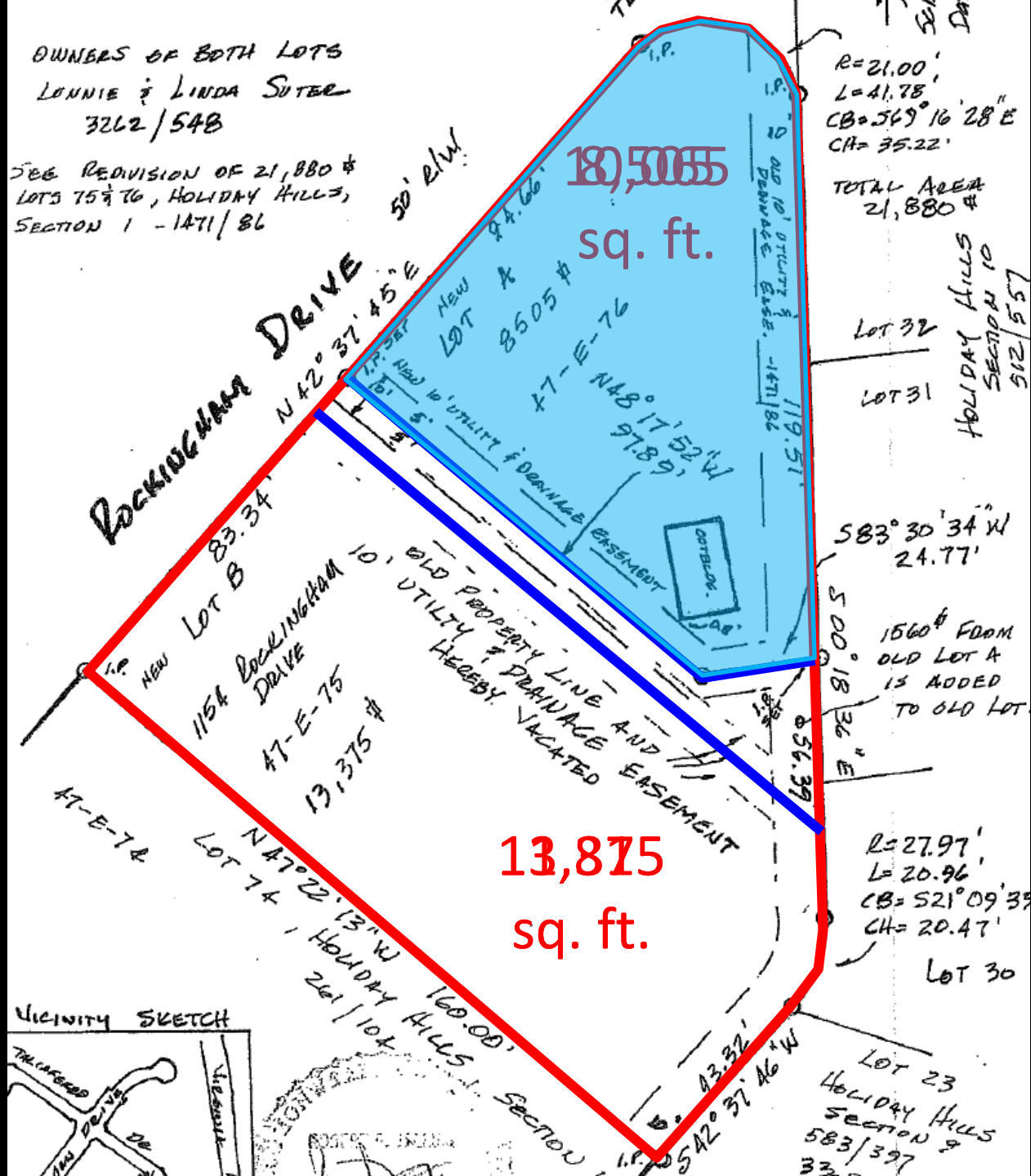






OWNERS OF BOTH LOTS  
LONNIE & LINDA SUTER  
3262/548

SEE REDIVISION OF 21,880 #  
LOTS 75 & 76, HOLIDAY HILLS,  
SECTION 1 - 1471/86



# R-1 vs R-8: Area and Dimensional Regulations

Zoning District	Lot Area Sq. Ft.	*Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard
R-1	Single-family: 10,000	80 feet	100 feet	30 feet	10 feet	25 feet
R-8	Single-Family Detached: 2,800	35 feet	60 feet	10 feet	1- or 2-story Structure: 7 feet 3-story structure: 10 feet	10 feet



# Proffers (summarized)

1. One unit can be built.
2. The setback along Rockingham Drive shall be no less than 30 feet.
3. A variable width public sidewalk easement and a temporary sidewalk easement will be dedicated to allow the City to build sidewalk in the future.

## **Recommendation**

Staff and Planning Commission (7-0) recommends approval of the rezoning request.

