

CHAPTER 1142 Conversion of Dwellings

- 1142.01 General requirements.
- 1142.02 Exceptions
- 1142.03 Board authorization.

1142.01 GENERAL REQUIREMENTS.

The conversion of any building into a dwelling or the conversion of any dwelling to accommodate an increased number of dwelling units shall be permitted only within a district in which a new building for similar occupancy would be permitted under the Zoning Code, and only when the resulting occupancy will comply with the requirements governing new construction in such district with respect to minimum lot size, lot area per dwelling, floor area, dimensions of yards and other open spaces and off-street parking. No existing structure may be converted for use by more than four families.

(Ord. A-2248. Passed 4-9-01.)

1142.02 EXCEPTIONS.

The district requirements with respect to yards and other open spaces shall not apply in cases where the conversion is part of a proposed Residential Planned Unit Development project meeting the requirements specified in Chapter 1144. Such yard and other open space requirements shall also not apply in cases where the conversion will not involve any major exterior structural changes, and as follows:

- (a) There is a shortage in the required dimensional area of each of not more than two such requirements as to yards and other spaces; or
- (b) In case the conversion will result in a lot area per dwelling unit at least twenty percent greater than that required for new buildings in the district.

(Ord. A-2248. Passed 4-9-01.)

1142.03 BOARD AUTHORIZATION.

Any conversion which would result in one or more dwelling units containing less than 500 square feet of gross floor area shall be permitted only upon authorization by the Board of Appeals.

(Ord. A-2248. Passed 4-9-01.)

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