

SUBJECT: Proposed text amendments for §1421-09 Lot Area for Lots of Record.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on text amendments related to the reduction in lot area for lots of record.

PROPOSED TEXT AMENDMENT:

§ 1421-09. Lot Area for Lots of Record.

In any SF or RM District a single-family dwelling may be erected on a lot less than the minimum lot area specified for the district provided that:

- (a) The lot has been of record as defined in § 1401-01-L15; and
- (b) The structure complies with all yard and height regulations of the district or as may be modified by § 1421-19 through § 1421-25; and
- (c) The area of the lot is no less than:
 - (1) SF-20 District: 16,000 square feet
 - (2) SF-10 District: 8,000 square feet
 - (3) SF-6 District: 4,800 square feet
 - (4) SF-4 District: 3,200 square feet
 - (5) SF-2 District: 1,600 square feet
 - (6) RMX District.
Single family: 2,000 square feet
 - (7) RM Districts - minimum lot area is equal to the lot area per dwelling unit requirement of the district.

JUSTIFICATION:

A single-family structure in the RMX district requires 2500 square feet of lot area. As currently written, there is no reduction provided for single-family lots of record in the RMX district. This makes the RMX district more restrictive than the SF districts. The ZTAC proposes that the same 80% rule be applied to lots of record in the RMX district for single-family structures.

PUBLIC STAFF CONFERENCE:

A Public Staff Conference was held on February 13, 2008. The only comment made about this text amendment was that they disagreed with the concept as a whole – but that is another issue. Otherwise, there were no issues concerning this specific text amendment.

RECOMMENDATION:

The City Planning Department staff recommends that the City Planning Commission approve the text amendment as written.

RESPECTFULLY SUBMITTED BY:

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REVIEWED BY:

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City Planning Department

12/13/07
ZTAC

APPROVED:

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