

SECTION 4600.D

15. For developments with thirty (30) lots or more, a maximum of twenty (20) percent of the lots may have a lot area smaller than the zoning district minimum requirements as shown in the table below, provided the reduced size lots must have a minimum lot width of sixty-five (65) feet.

Zoning District	Minimum Lot Area For	
	At least 80% of the Lots	Not more than 20% of the Lots
SF-12/22 or PR	12,000 sq. ft.	7,200 sq. ft.
SF-9.6/20	9,600 sq. ft.	7,200 sq. ft.
SF-8.4/18	8,400 sq. ft.	7,200 sq. ft.
SF-7.5/16	7,500 sq. ft.	7,200 sq. ft.

The location of the reduced size lots must be shown on the preliminary plat of a qualified development to be dispersed throughout the development such that they are not concentrated in any particular phase, block or area of the development. In a development with three or more blocks, there shall be no more than one-third (1/3) of the total allowable reduced size lots within each block. To ensure that the reduced size lots are dispersed according to the provisions of this paragraph, the Director of Planning must approve the design and location of the lots before the preliminary plat of the development is presented to the Planning and Zoning Commission for approval. Buildings on the reduced lot sizes shall meet the following setback requirements unless they comply with one of the deviations permitted in this subsection:

- a. the minimum front, side and rear setback requirements of the SF-8.4/18 District for lots with a width of 70 feet or larger; or
- b. the minimum front, side and rear setback requirements of the SF-7.5/16 District for lots with a width of less than 70 feet.