

Revise Section 4600.D.15 to read as follows:

15. For developments with ~~thirty one hundred~~ (30100) lots or more, a maximum of ~~twenty ten~~ (210) percent of the residential lots may ~~have a lot be reduced to the size allowed in the next lower zoning district from the current zoning of the development 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.:~~

<u>Base zoning district:</u>	<u>Minimum Lot Area For</u>	
	<u>At least 80% of the Lots</u>	<u>Not more than 20% of the Lots 10% of the lots may be:</u>
SF-12/22 or PR	<del>12,000-sq. ft.</del>	<u>SF-9.6/20</u> 7,200-sq. ft.
SF-9.6/20	<del>9,600-sq. ft.</del>	<u>SF-8.4/18</u> 7,200-sq. ft.
SF-8.4/18	<del>8,400-sq. ft.</del>	<u>SF-7.5/18</u> 7,200-sq. ft.
<del>SF-7.5/16</del>	<del>7,500-sq. ft.</del>	<del>7,200-sq. ft.</del>

The reduced size lots must comply with the minimum lot area, minimum lot depth, minimum lot width, and minimum setbacks of the lower zoning district that they are designated. The minimum floor area of houses on reduced sized lots shall be the same as the minimum floor area required for the base zoning district.

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.~~