



Legislation Text

File #: 18-2977, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Amending Section 4500.B of the Zoning Ordinance to Increase the Minimum Floor Area for Houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 Zoning Districts (OA#18-002A)

To consider the proposed Zoning Ordinance amendment.

The Planning and Zoning Commission held a public hearing on November 5, 2018, and voted 6 to 1 to recommend approval. Commissioner Wilshire voted nay, stating that property owners with the affected zoning districts should be notified of the proposed change to minimum floor areas.

On August 6, 2018, the City Council and the Planning and Zoning Commission held a joint work session with City Council to discuss several amendments to the Zoning Ordinance. As part of that discussion, Staff was directed to draft an amendment to increase the minimum floor area of houses in the SF-12/22, PR, SF-9.6/20 and SF-8.4/18 zoning districts.

The Planning and Zoning Commission held a discussion on the amendment on October 15, 2018, and a public hearing on November 5, 2018. The Commission recommends the following increases in floor area:

<u>Zoning District</u>	<u>Current Minimum Floor Area (sq. ft.)</u>	<u>Proposed Minimum Floor Area (sq. ft.)</u>
SF-12/22 or PR	2,200	2,600
SF-9.6/20	2,000	2,400
SF-8.4/18	1,800	2,200

In reviewing the amendment, the Commission considered several ways to proceed with the amendment:

Modify Section 4500.B to increase the minimum floor area while retaining the existing zoning district designations. This approach would make the existing lots with these zoning districts non-conforming.

Create three new districts: SF-12/26, SF-9.6/24, and SF-8.4/22. The three current districts SF-12/22, SF-9.6/20, and SF-8.4/18 would be added to the list of zoning districts not available for application under Section 8600.G of the Zoning Ordinance. This approach may make lots in the PR District non-conforming, as PR would follow the new requirements for SF-12/26.

Apply the increased floor areas to new subdivisions platted after the date of the amendment without creating new districts. This would exclude vacant lots in existing subdivisions.

As many new subdivisions are developed through PD zoning, floor areas could be mandated as part of the development standards without amending the Zoning Ordinance.

The Commission chose Option 3 to increase the minimum floor areas for houses in new developments approved after the adoption date of the amendment. To avoid creating any non-conforming properties, developments approved prior to the adoption date of the amendment will be exempt from the new floor area requirements.

A redlined version of Exhibit "A" is attached showing the proposed changes. The exemption for existing developments is located in Footnote 8 under the table.

See information above

Not applicable

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