



## Legislation Text

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File #: 18-ZA-07, Version: 1

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**Conduct a public hearing and consider a request to amend the Comprehensive Zoning Ordinance including amending: Article 3. Zoning District Dimensional Standards as it relates to measurement and exception standards, and one-family residence and two-family residence bulk, area, siting and dimensional standards; and Article 7. Definitions including modifying existing definitions and adding definitions; and take appropriate action.**

### BACKGROUND:

This is a city-initiated zoning amendment to amend the Comprehensive Zoning Ordinance (CZO) as it relates to reducing front, side and rear yard area standards and increasing maximum lot coverage requirements of one-family and two-family residence zoning districts in order to accommodate a larger building area, or building envelope, for properties located within these types of zoning districts.

The zoning districts affected include: One-Family Residence District-2 (R-2); One-Family Residence District-3 (R-3); One-Family Residence District-4 (R-4); One-Family Residence District-5 (R-5); One-Family Residence District-6 (R-6); Two-Family Residence District-1 (D-1); and Two-Family Residence District-2 (R-2). Additionally, staff is proposing to modify existing definitions and add definitions related to lots of various different types to provide additional clarification within the CZO.

On December 12, 2017, City Council directed staff to move forward with amending the CZO in this manner in order to provide a larger building area for single-family and two-family lots to accommodate new home construction and additions onto existing homes within the city.

### RECOMMENDATION:

Staff recommends approval of the proposed Zoning request.

### ACTIONS:

1. Motion to recommend approval of the Zoning request.
2. Motion to recommend approval of the Zoning request with the following changes...
3. Motion to recommend denial of the Zoning request.
4. Motion to continue the discussion as the next meeting.

### ATTACHMENTS:

1. Staff Report
2. Proposed Comprehensive Zoning Ordinance Amendments (strike-through/edited)