



## Legislation Text

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File #: ORD-3513, Version: 1

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**Conduct a public hearing and consider adopting Ordinance No. 3513 amending the Comprehensive Zoning Ordinance including: 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 zoning case was originally scheduled for consideration by the City Council on August 7, 2018. However, as a result of the August 7, 2018 meeting being canceled, this zoning case was rescheduled to the City Council's September 11, 2018 meeting date and the required public hearing notice republished.

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:

On July 16, 2018, the Planning and Zoning Commission voted 8-1 to recommend approval of the Zoning amendment as presented in Ordinance 3513.

### ACTIONS:

1. Motion to adopt Ordinance No. 3513.
2. Motion to adopt Ordinance No. 3513 with the following changes...
3. Motion to deny Ordinance No. 3513.
4. Motion to continue the discussion as the next meeting.

### ATTACHMENTS:

1. Information Memorandum
2. Proposed Comprehensive Zoning Ordinance Amendments (strike-through/edited)
3. Ordinance No. 3513.
4. Planning and Zoning Commission Meeting Minutes, July 16, 2018