



Legislation Text

File #: ORD- 3513, Version: 1

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 tabled indefinitely on September 11, 2018 in order to allow the City Council to have further discussion during study session regarding how best to proceed as it relates to residential setbacks and building height. On November 6, 2018, City Council provided additional direction regarding these topics. The required public hearing notice was republished for Council's consideration of this zoning case on November 27, 2018, and Ordinance 3513 has been updated to reflect Council's direction. However, since the Planning and Zoning Commission has not provided a recommendation regarding residential building heights (including stories), a separate follow-up zoning case will be proposed at a future date.

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.

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 (excerpt - item C.6)
5. Staff Presentation (Draft)