

Staff Report

Subject: R-6 Text Amendments
Author: Steve Candler
Department: Development Services
Date: October 1, 2024
Item Description: Minimum lot widths for R-6 lots

Summary Recommendation

The development services department requests an update to our expired R-6 district zoning classification.

Executive Summary/Background

Development Services is recommending the following changes:

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- Change the minimum lot width for R-6 to 50 feet.
- Mainly for cul-de-sac lots in existing R-6 subdivisions.
- Four variance requests has already occurred.

Alternatives

Approve an amendment to the Code of Ordinances **Part II Article V, 5.8.6 Lot and Building Requirements.**

Deny an amendment to the Code of Ordinances **Part II Article V, 5.8.6 Lot and Building Requirements.**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: N/A

-Width	Minimum 60 feet <u>apart from a cul-da-sac lots and lots fronting a curve of more than 10 degrees in which the minimum lot size can be 50 feet</u>
Principle buildings:	
-Maximum height	35 feet
-Minimum front setback	15 feet
—Stairs (but not porches) may encroach up to five feet into front yard setback	
-Maximum front setback	The average of the house on either side or 20 feet, whichever is less.
-Minimum side setback (interior)	7.5 feet (or 3 feet provided minimum building separation of 15 feet is maintained)
-Minimum side setback (street)	15 feet
-Minimum rear setback	25 feet
-Maximum lot coverage	45%
Accessory buildings:	
-Maximum height	20 feet and not to exceed the height of the principal building
-Minimum rear and side setback	5 feet
-Lot coverage	15%

****All building setbacks shall be shown on final plat****