

STAFF REPORT – Text Amendments
Public Hearing Date: November 16, 2023
City Council Meeting: December 4, 2023

Case: TA-2023-06

Proposed Request: Text Amendments to The City of Forest Park Zoning Code of Ordinance

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval to amend Zoning Ordinance

PROPOSED TEXT AMENDMENTS

1. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # TA-2023-06 includes an amendment to Article C. Development and Use Standards. Section. 8-8-73. Lot/Yard Standards.

BACKGROUND

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner. The following text amendments have been proposed:

2. An amendment to Article C. Development and Use Standards. Section. 8-8-73. Lot/Yard Standards, adding subsection (c) Commonly Owned Lots.

This update provides clarity for property owners with contiguous individual parcels and lots under common ownership to disregard Front yard, side yard and rear yard setbacks, found in Article B of the City of Forest Park Zoning Ordinance as long as the setbacks occur on the actual lines of ownership.

ARTICLE C. LOT/YARD STANDARDS

Section. 8-8-73. Lot/Yard Standards.

(a) Legal nonconforming lots. All existing lots in conflict with the lot/yard regulations at the effective date of this Code shall be considered legal non-conforming lots.

(b) General requirements. Except as provided in this Code, no building or structure shall be erected, altered, enlarged or reconstructed unless such alteration, enlargement, or reconstruction conforms with the lot/yard regulations of the district in which it is located, as follows:

- (1) Front yard setbacks. The minimum front yard setbacks shall be as noted for each zoning district found in article B.

- (2) Side yard setbacks. The minimum side yard setbacks shall be as noted for each zoning district found in article B.
- (3) Rear yard setbacks. The minimum rear yard setbacks shall be as noted for each zoning district found in article B.
- (4) Lot areas. The minimum and maximum lot areas shall be as for each zoning district found in article B.
- (5) Lot width. The minimum lot width shall be as noted for each zoning district found in article B.
- (6) Lot frontage. The minimum lot frontage shall be as noted for each zoning district found in article B.
- (7) Lot depth. The maximum lot depth shall be as noted for each zoning district found in article B.
- (8) Lot coverage. The maximum lot coverage shall be as noted for each zoning district found in article B.
- (9) Living and ground floor areas. The minimum dwelling unit and ground floor living areas shall be as noted for each zoning district found in article B.
- (10) Primary structures. The maximum number of residential and/or primary structures per lot shall be as noted for each zoning district found in article B.

(c) Commonly Owned Lots. Notwithstanding the foregoing, the setbacks referenced in Sections 8-8-73(b)(1), (2) and (3) may be disregarded when a structure is intended to be built on contiguous individual parcels or lots which are under common ownership, provided that the disregarded setbacks shall only occur along the actual line(s) of common ownership.