



STAFF REPORT

SUBJECT: Discussion of the 40% Lot Coverage Limitation for Residential Uses

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director

At the request of a local developer, the Committee will consider the revocation of the land use regulation that limits lot coverage of the primary structure to 40% of the total area of the required minimum lot dimensions for residential districts. Current procedures would require a Board of Adjustment variance to allow the footprint of the primary structure to exceed the 40% limitation.

Research reveals that the 40% limitation in relation to the setback requirements does indeed reduce the allowable footprint of the primary structure in some instances:

Zoning District	Minimum Lot Area SF	Setback Area SF	40% Limitation SF
RE	37,500	18,000	15,000
R-HA	19,800	10,800	7,920
R-1	7,500	3,050	3,000
R-1.5	5,000	2,000	2,000
R-2 / SF	5,000	2,000	2,000
R-2 / 2-4	7,500	3,150	3,000
R-2.5 SF	3,000	1,200	1,200
R-2.5 / 2-4	7,500	4,410	3,000
R-2.5 Townhome	3,000	1,400	1,200
R-3 SF	5,000	2,000	2,000
R-3 / 2-4	7,500	3,150	3,000
R-3 MF	7,500	2,750	3,000
B-3 SF	6,000	2,500	2,400
B-3 / 2-4	7,500	3,150	3,000
B-3 Townhome	3,000	1,200	1,200
B-3 MF	Not Specified	Not Specified	Not Specified
DT SF	6,000	2,500	2,400
DT / 2-4	7,500	3,150	3,000
DT Townhome	3,000	1,200	1,200

The Developer has provided an example of a R-2.5 SF residential lot with dimensions of 50x100. Required setbacks in this example would allow a buildable area of 2,800 SF. The 40% limitation would be 2,000 SF.

Note: Corner lots were not considered as they require a 25' setback from intersecting streets.

ALTERNATIVES

1. Assign to the Planning and Zoning Commission for a public hearing and recommendation to City Council.
2. Take no action.