

Ordinance Amendment OAM24-01

- Amends Chapter 50-Zoning by adding the Single-Family-7.5 District along with its development standards and off-street parking requirements.



Purpose of text amendment

- Large density gap between the Single-Family 6 and Single-Family 9 zoning districts exists.
- SF-7.5 District creates a “middle-ground” density single-family district.
- Recently requested by applicants and City Council where many proposed single-family lots are greater than 6,000 square feet but less than 9,000 square feet.
- Many of the recent “middle-ground” single-family developments were zoned to Planned Development, with many of the proposed lots near the 7,500 to 8,000 square foot range.



Proposed SF-7.5 Area Regulations

- Minimum lot area: 7,500 square feet
- Minimum lot width: 60 feet
- Minimum lot depth: 100 feet

- Front setback: 20 feet (35 feet on arterial)
- Side setbacks: 5 feet (15 feet on corner, 25 feet on corner if arterial)
- Rear setback: 15 feet (25 feet if arterial, varies on alleys)

- Maximum lot coverage: 45 percent
- Minimum floor area: 1,000 square feet



Other Regulations

- Maximum height
 - Two stories or 35 feet
 - One story for accessory buildings
- Minimum of 2 off-street parking spaces per dwelling unit
- Use charts located in packet
 - Generally, match the existing SF-6 and SF-9 Districts



Recommendation

- City Staff recommends approval.
- Planning & Zoning Commission recommends approval (5-0 vote).



Public Hearing and Discussion

