



**Date:** March 29, 2024  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** Small Lot Standards Text Change

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As discussed at the March 21 work session, staff has reviewed its previous calculations in efforts to identify a uniform percentage of lot area that could be used to establish the maximum ground floor area limitations on lots less than 5000 sq. ft. in area. Based on this review, it would appear that using 33% as the maximum coverage will result most developed lots containing less than 5,000 sq. ft. being permitted a ground floor with less than 1600 sq. ft. It should be noted that once a lot reaches 4,850 sq. ft., it would be permitted to contain more than 1600 sq. ft. of ground floor area.


Carrying the 33% forward into the “medium-sized” lots (5,000 sq. ft to 6,999) would afford an opportunity to allow ground floor area to increase as lot sizes increase. However, based on the prior analysis it appears that this percentage would actually result in an under-utilization of the buildable area of the lots within this band. Given this finding, staff recommends that ground floor area within this band be increased to 35%. This would permit better utilization of buildable area and does not result in structures on lots with reduced setbacks having a total building area greater than their traditional counterpart given the imposition of an FAR.

Staff continues to evaluate the potential for allowing an increase in ground floor area; however, believes that creating such a process should be approached with significant caution. As has been previously stated, simplicity is the key in conveying the value of this proposed amendment and concern exists that introducing an option by which added development intensity can be achieved may distract from the underlying value of creating “lot diversity”. It may be better to wait on creating an option/process permitting increased ground floor area until after passage of the standards and developments using these types of lots has occurred. Doing so would allow an opportunity for staff to identify possible adjustment with actual projects as a basis for the changes rather than trying to create an option without a basis that such an increase is actually necessary.

Staff continues to work on identifying specific UDC subdivision standards that will need to be revised as a part of this regulatory initiative. Given several other pressing work assignments since the March 21 work session progress on summarizing those changes has not occurred. However, please find attached to this agenda item the form-based code provisions for the “detached single-family” frontage-type that were proposed, but implemented within M-DT zoning district. As discussed, these provisions are being provided as a “primer” for your consideration as we considered what types of “use-specific standards” may be appropriate for use with these new lot types.

Staff looks forward to our discussion on this topic at the April 4 work session. Please contact me if you have questions.

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