

Date: January 9, 2025
To: Planning and Zoning Commission Members
From: David Kunz, Planner
Re: Residential Lot Research

The following analysis was performed in response to commissioner requests relating to small lot standards and, particularly, identifying lots that will be affected by new standards. From the previous presentation, it was suggested that analysis of said lots only contain lots which have a single- or two-family structure, not all parcels that contain residential uses broadly (dorms, multifamily, etc). Condominiums, which are classified as single-two family structures in the building code, were able to be filtered out based on its parcel classification. Furthermore, it was suggested that only lots that have either fewer than 5,000 square feet in area and/or have fewer than 60 feet in lot width be visualized/identified to gather a spatial understanding of where the lots affected by the standards would be located.

A filter was added to remove all parcels with fewer than 450 square feet of single-two family structure to deal with structure polygons clipping over lot lines. For example, the lot containing West Middle School was identified as a lot containing a single-two family structure because one of the homes near the southern edge of the lot clipped over the line and counted as a few square feet of single-two family structure in the lot. This reduced the total number of lots for this research from 34,464 to 34,191 (-237 difference), but is important to ensure only analysis of what is relevant (and truly for single or two family uses) is performed.

This research will present 3 series of maps. The first is the study area and all lots that contain a single-two family dwellings within city limits. The second is all lots that are substandard and contain a single-two family use. The third is all lots that would be able to subdivide into two lots based on width and area of the lot if the small lot ordinance were approved.

The definition of substandard is as follows:

A single existing lot, parcel, or tract of land whose zoning classification is R-1, R-2, or R-MF that does not conform to the minimum dimensional standards of the zoning classification to which it is assigned; and such lot, parcel or tract either meets the definition of a "lot," as defined herein, or is platted in its existing configuration as a "lot" in accordance with the requirements of this chapter.

Since a lot being substandard relates more to its zoning district than its use, 'substandard' for the sake of this research, has a slightly different definition. 'Substandard' in this memo means any lot that would no longer be considered substandard by the conventional R-2/R-MF avenue. That is, any lot greater than 5,000 square feet and/or fewer than 60 feet in width. If this lot existed in the M-OF district, it would not be considered substandard, as there is no minimum width or area for lots in M-OF.

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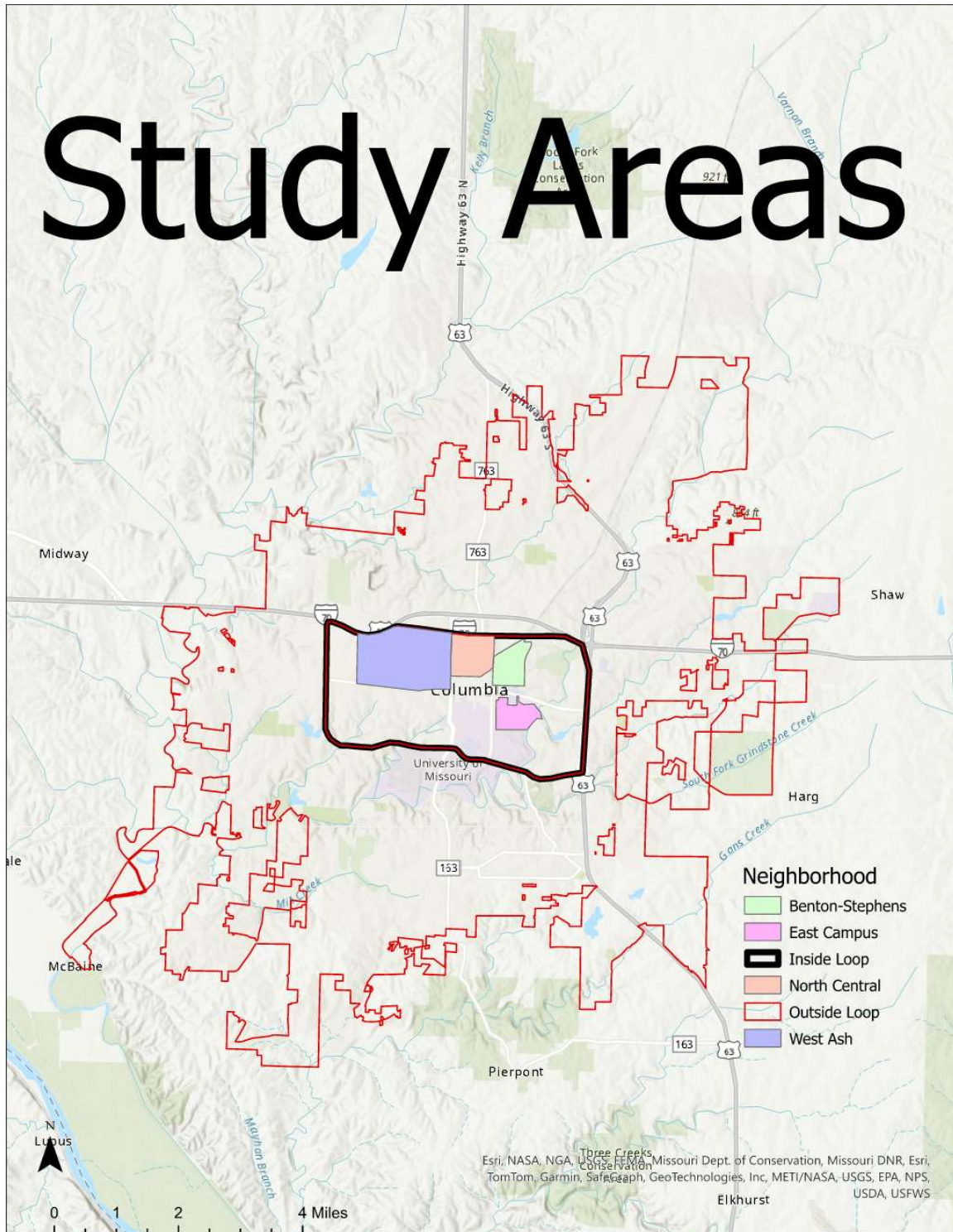
As the definition notes, a substandard lot may still be legal (therefore eligible to receive a building permit). It is of note that legal status of these lots could not be ascertained through this analysis. Lots that are presently considered 'legal' would still be able to receive a building permit despite having insufficient lot width per standards today. Furthermore, if a lot is within a PD, lot width may have less width than the UDC requires for example, as PDs establish their own lot dimensions which are approved by council.

There are also instances of lots not having a recorded width, or a width that was erroneously entered as zero. These lots were removed from the mapping exercises for all residential lots and were omitted from calculations for average lot width, but were still counted as a residential parcel and included toward calculations for average lot coverage and lot area.

The table below shows general summary statistics for these lots. **This is the base layer all subsequent layers will be created from.**

Location	Neighborhood	# of Parcels	Average Lot Area	Average Structure Size	Average Lot Width
Neighborhood Specific	Benton- Stephens	402	9,335	1,581	66
	East Campus	354	13,965	1,831	78
	North Central	370	7,854	1,435	59
	West Ash	2,237	9,894	1,508	65
All Parcels	Inside Loop	6,161	13,924	1,895	80
	Outside Loop	24,667	19,830	2,644	87
Grand Total		34,191	17,802	2,400	85

The maps on the following pages identify the study areas of this research and all parcels containing at least 450 square feet of single-two family dwellings in the City of Columbia limits.



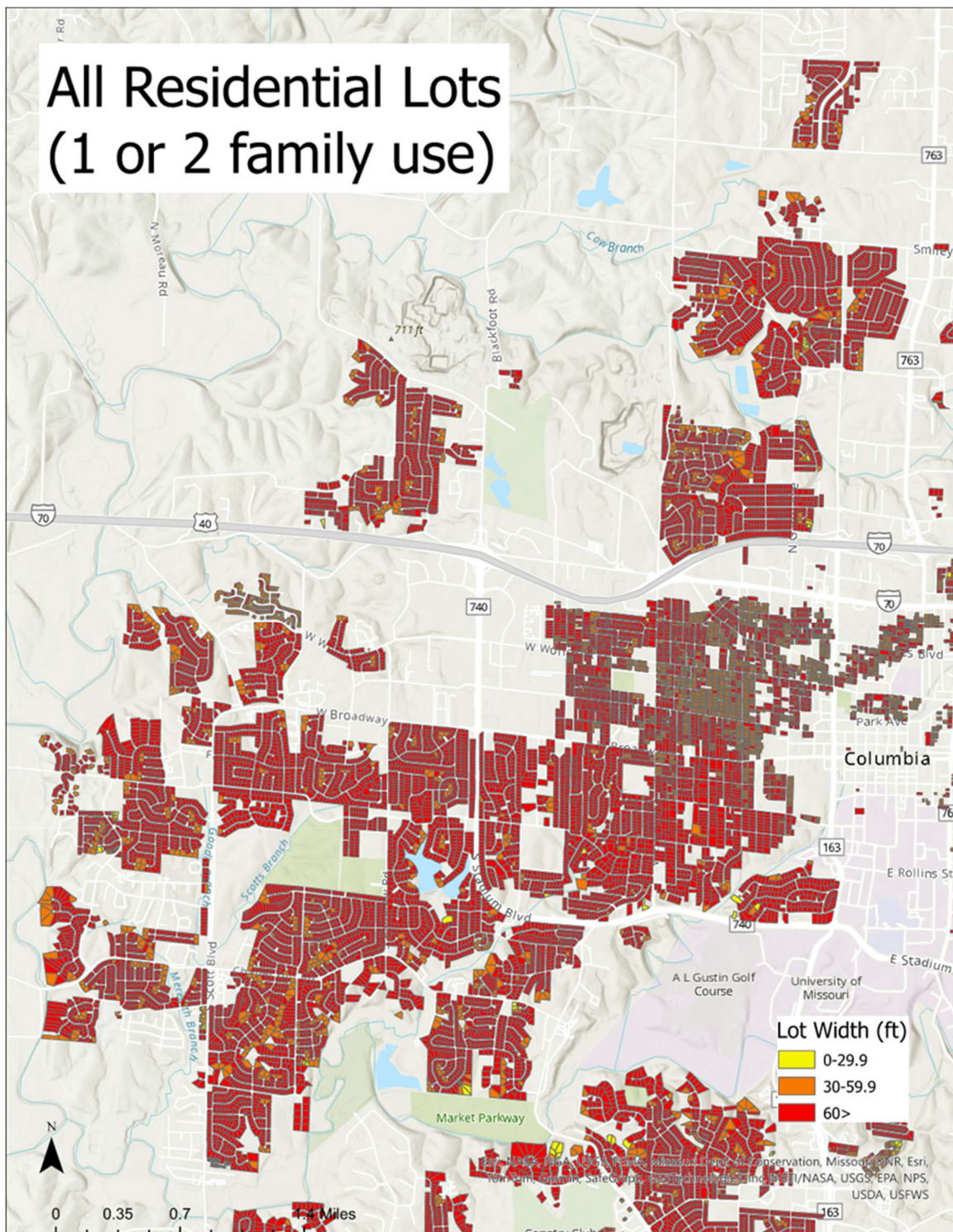
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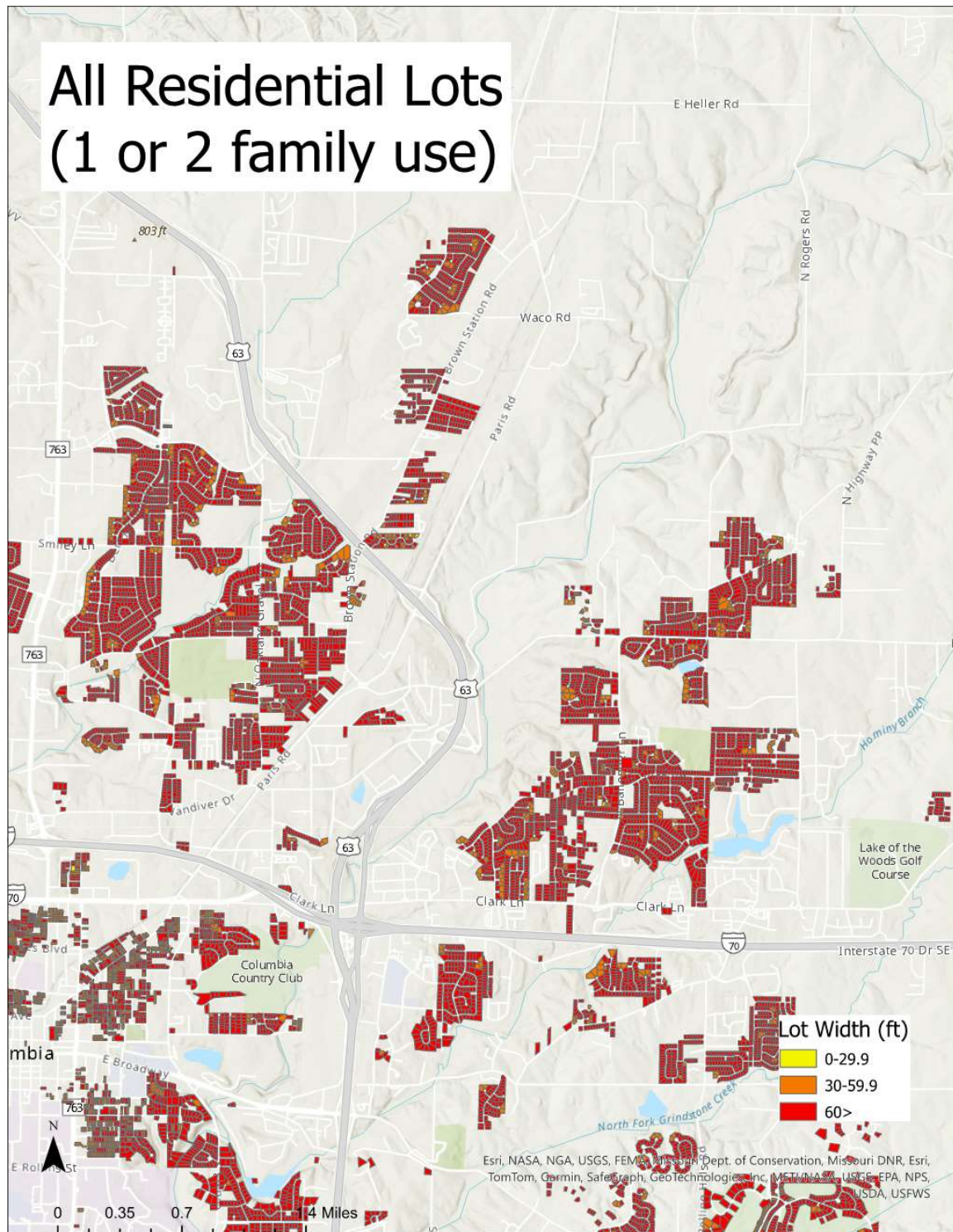
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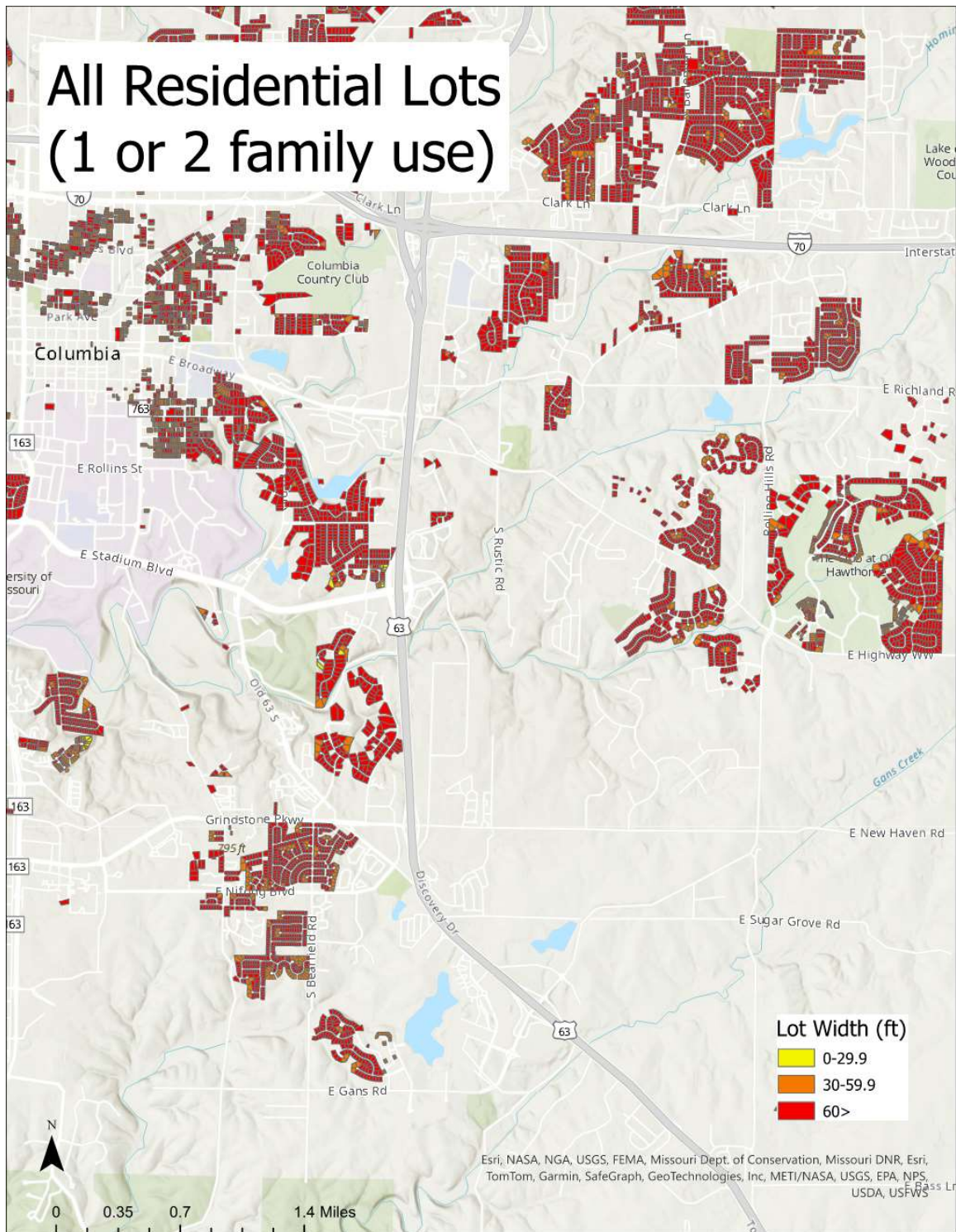
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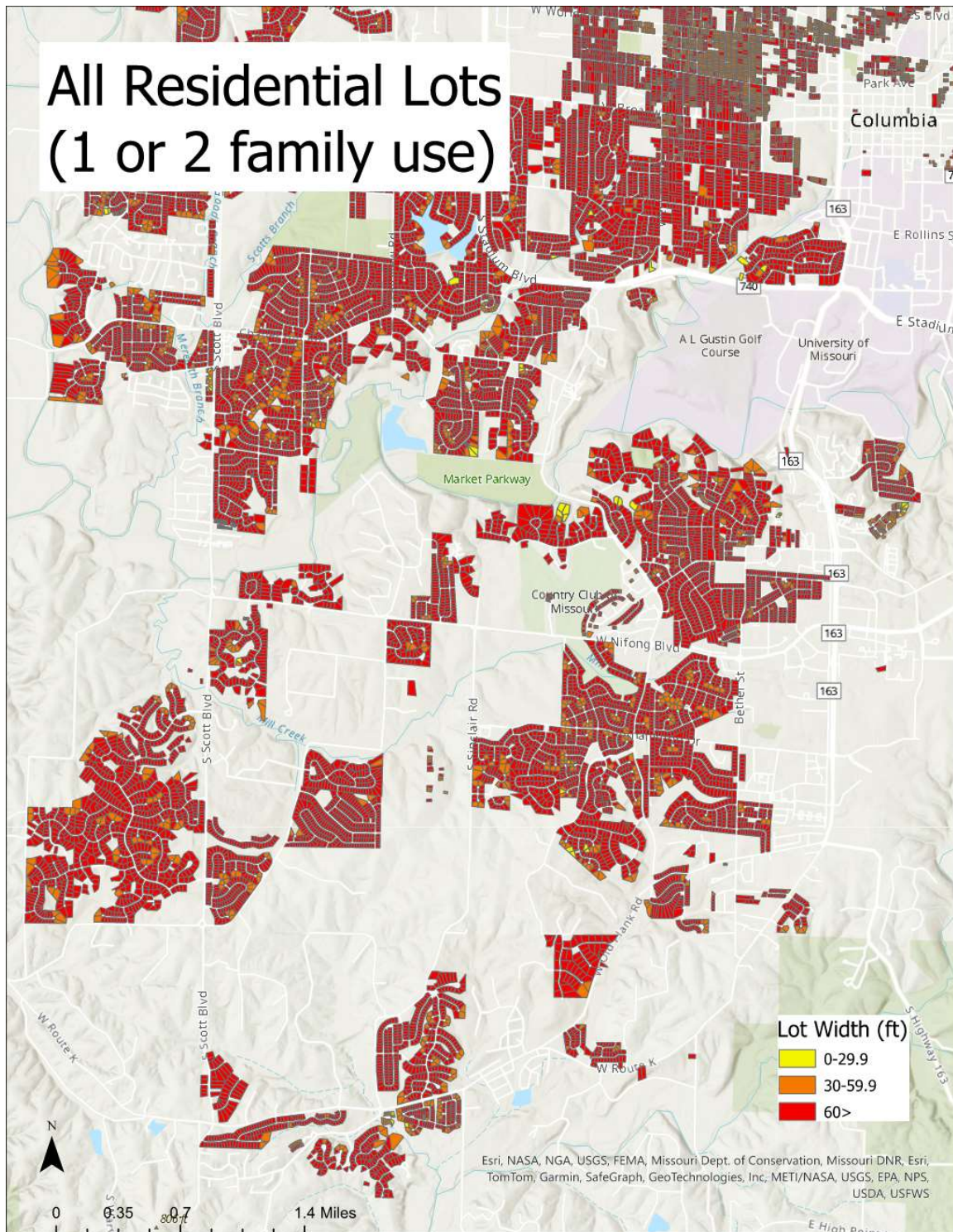
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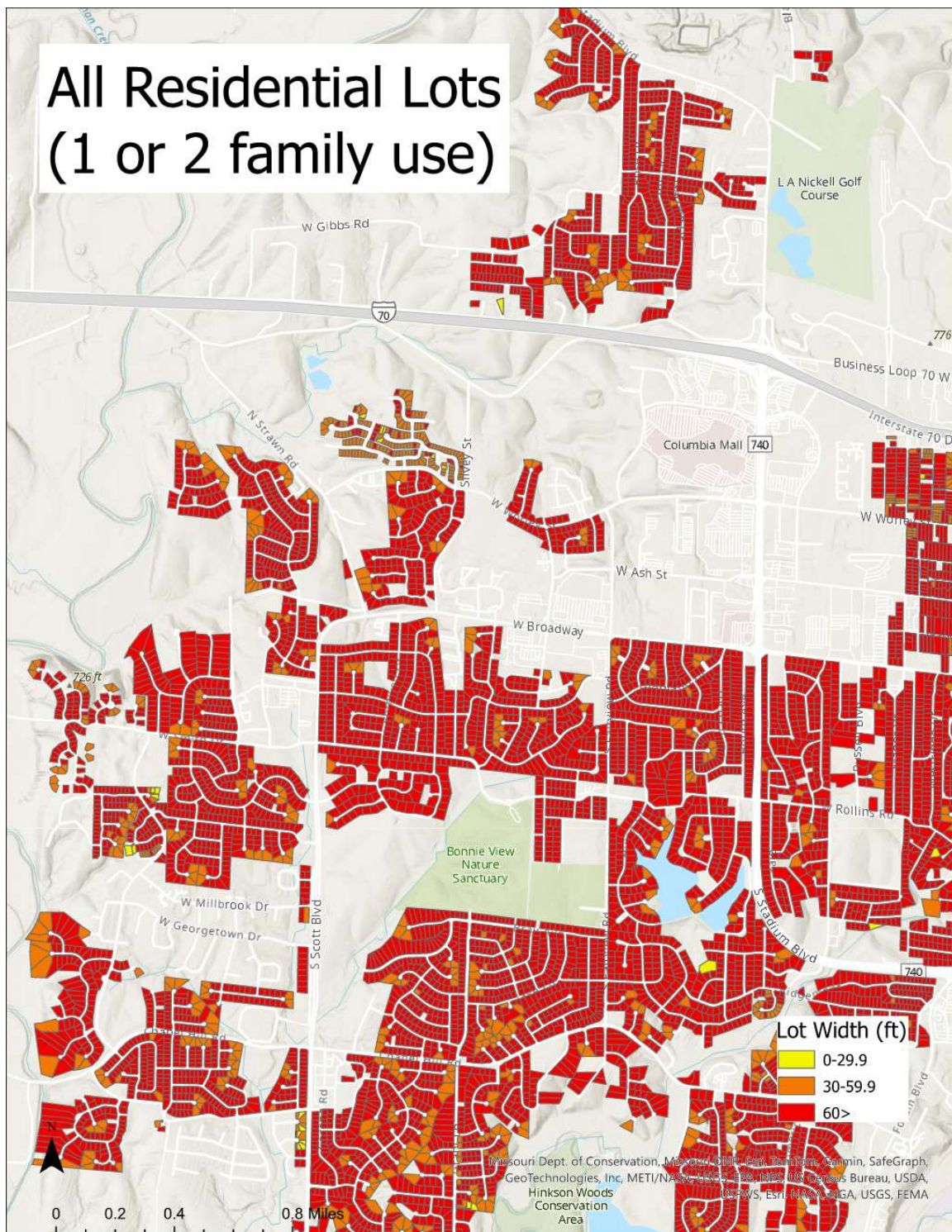
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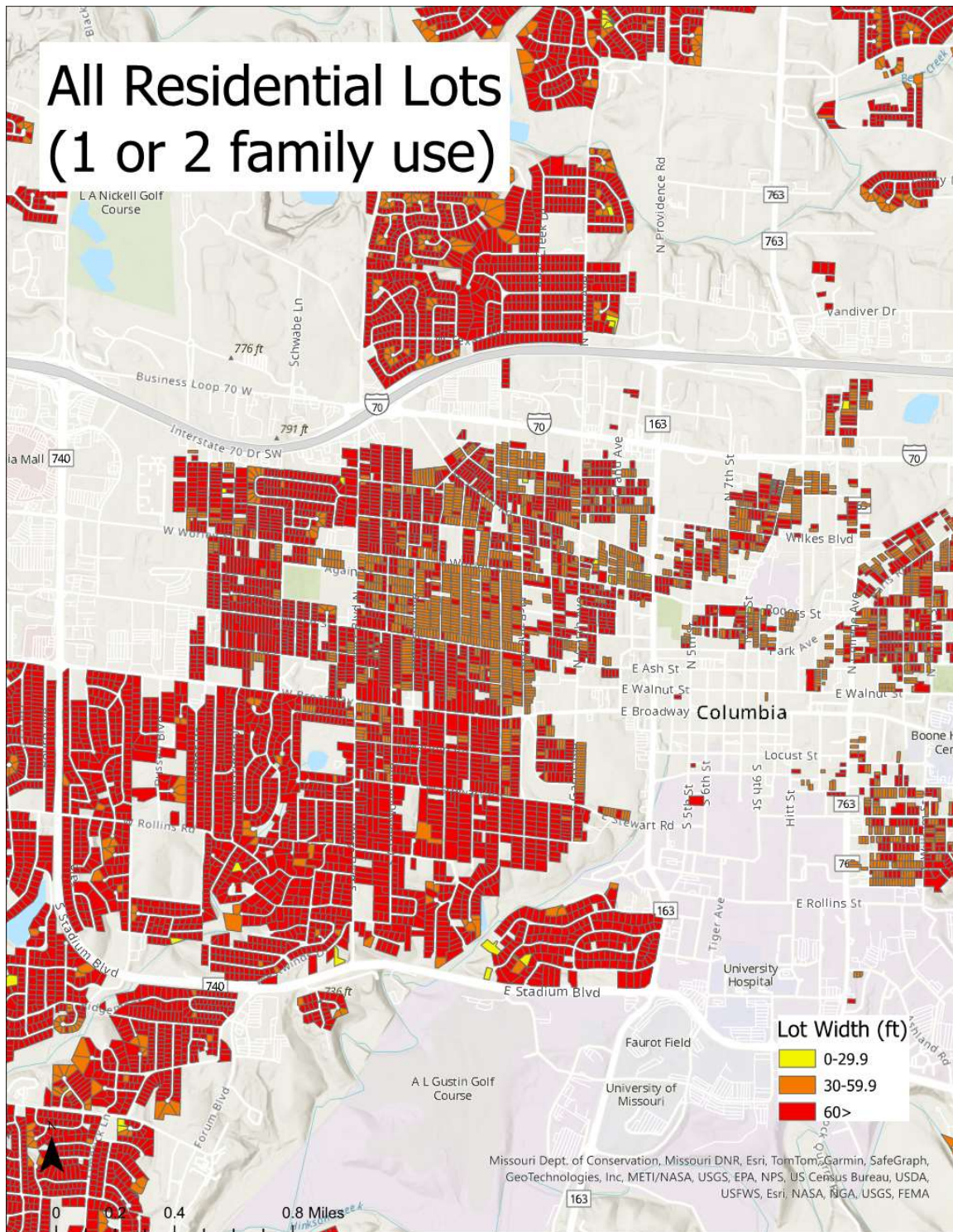


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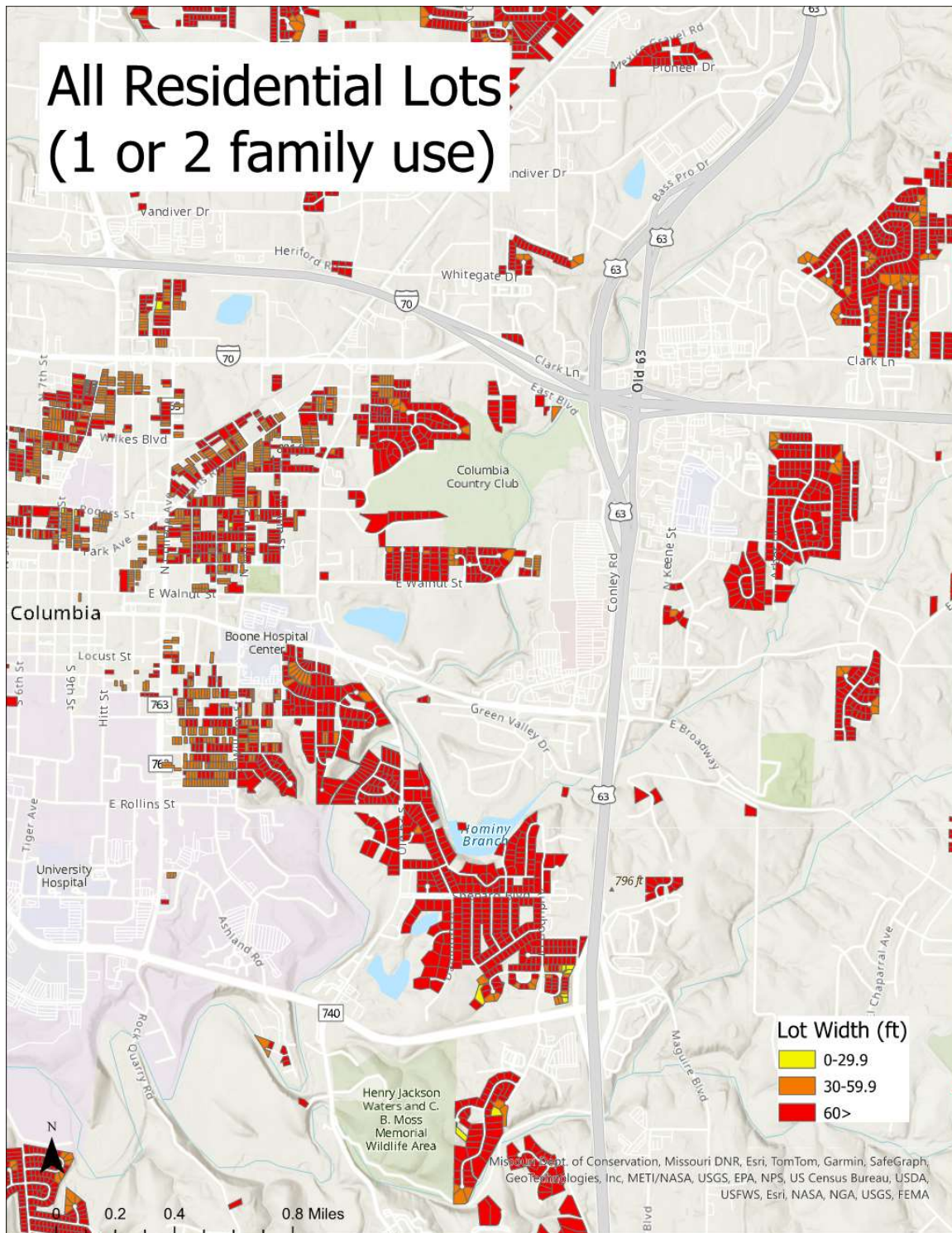
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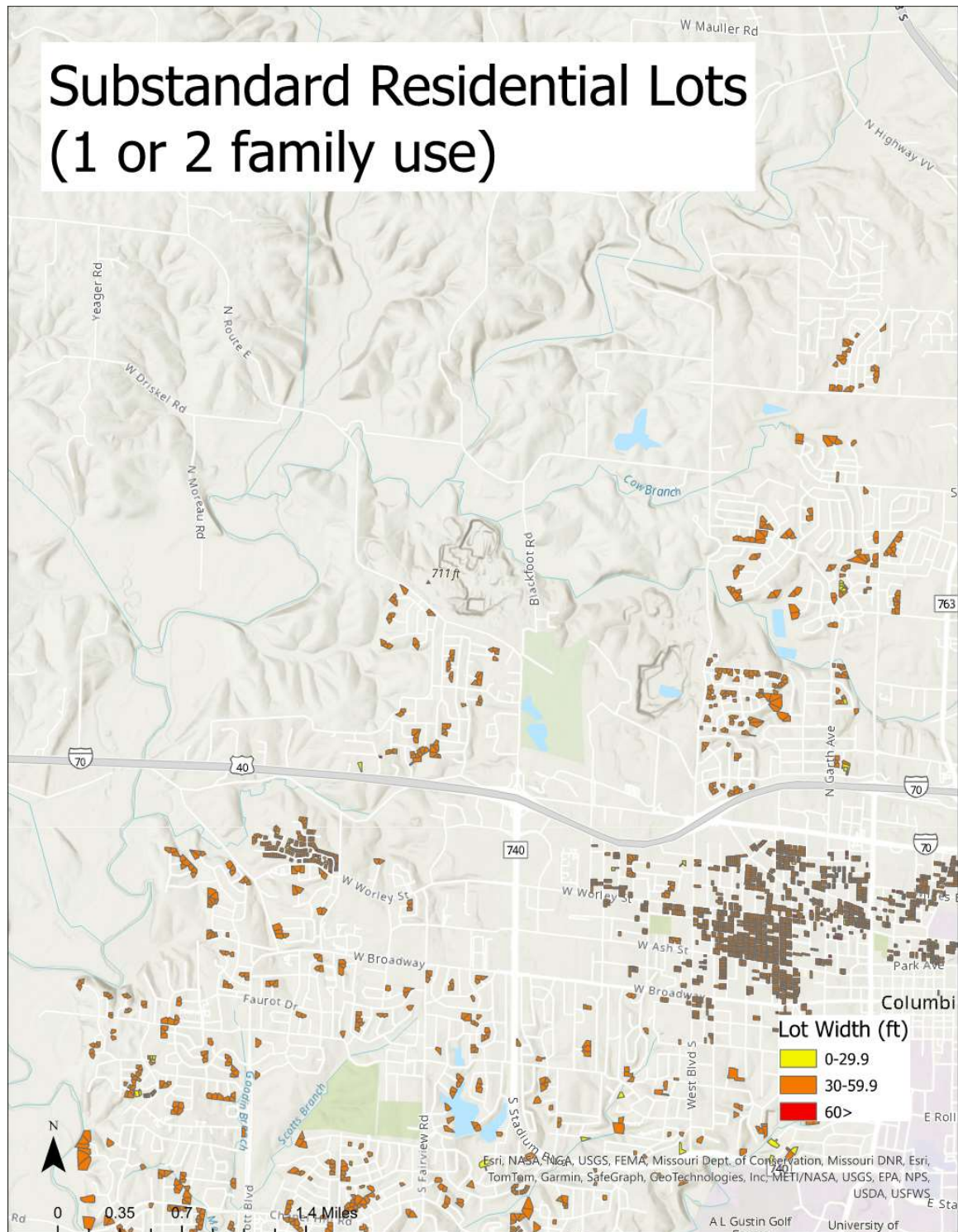
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The table below shows the total number of parcels containing single- or two-family residential uses within the prescribed geography compared to the number of lots with single- or two-family residential uses that are substandard (fewer than 60 ft in width, less than 5,000 sq. ft.). A notable amount of lots in the neighborhoods from previous analysis were identified as substandard. Naturally, as you move away from the urban core, there are fewer substandard parcels. Some of the substandard parcels may also not be substandard as they may not be residentially zoned (i.e. PD, mixed use does not have minimum lot width requirements). R-1 lots between 5,000 and 7,000 sq. ft. were also not listed as substandard.

Location	Neighborhood	Total # of Parcels	# of Substandard Parcels	% Substandard
Neighborhood Specific	Benton-Stephens	402	204	51%
	East Campus	354	144	41%
	North Central	370	247	67%
	West Ash	2,237	995	44%
All Parcels	Inside Loop	6,161	1,874	30%
	Outside Loop	24,667	2,648	11%
Grand Total		34,191	6,181	18%

The maps on the following pages illustrate only lots that would be affected by the small lot standards. That is, these are lots which would be able to be considered conforming to dimensional requirements if the proposed small lot ordinance were adopted by right. These are lots that have fewer than 5,000 square feet in area and/or lot width less than 60 feet.

Orange lots are those that are between 30 and 60 feet in width and have greater than 5,000 square feet of total area. Lots that are red have sufficient width, but not enough square footage to be platted and receive a building permit if it were not a legal lot today (fewer than 5,000 square feet). Yellow lots have fewer than 30 feet in width, and are those that would still lack necessary width to meet minimums for subdivision. Additionally, the aforementioned filter (i.e. removal of less than 450 sq. ft. structures) resulted in 69 lots being removed from this data set. **The following maps identify where ‘small lots’ exist today opposed to identifying opportunities for resubdivision/replat enabled by allowing smaller lot width and/or area.**



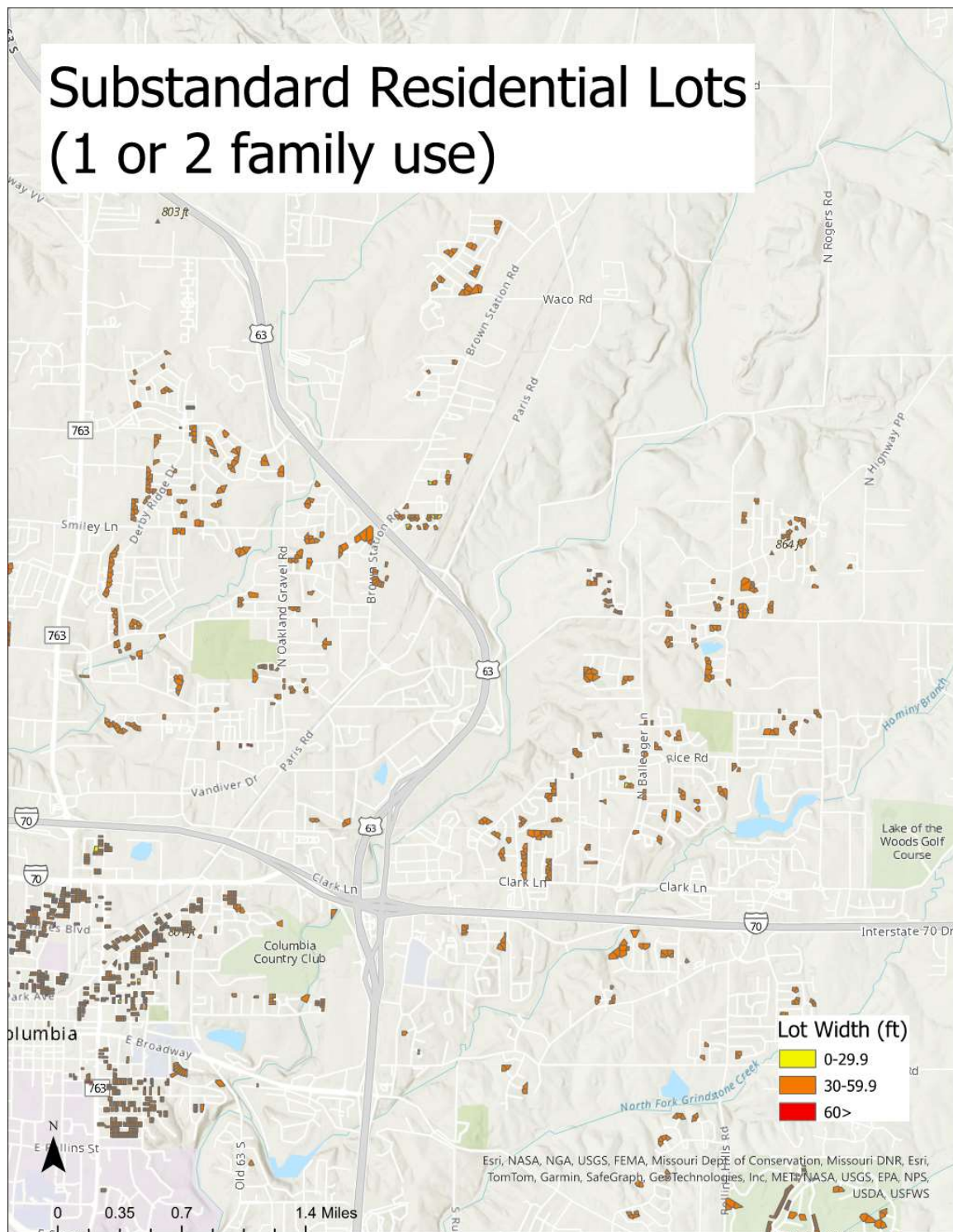
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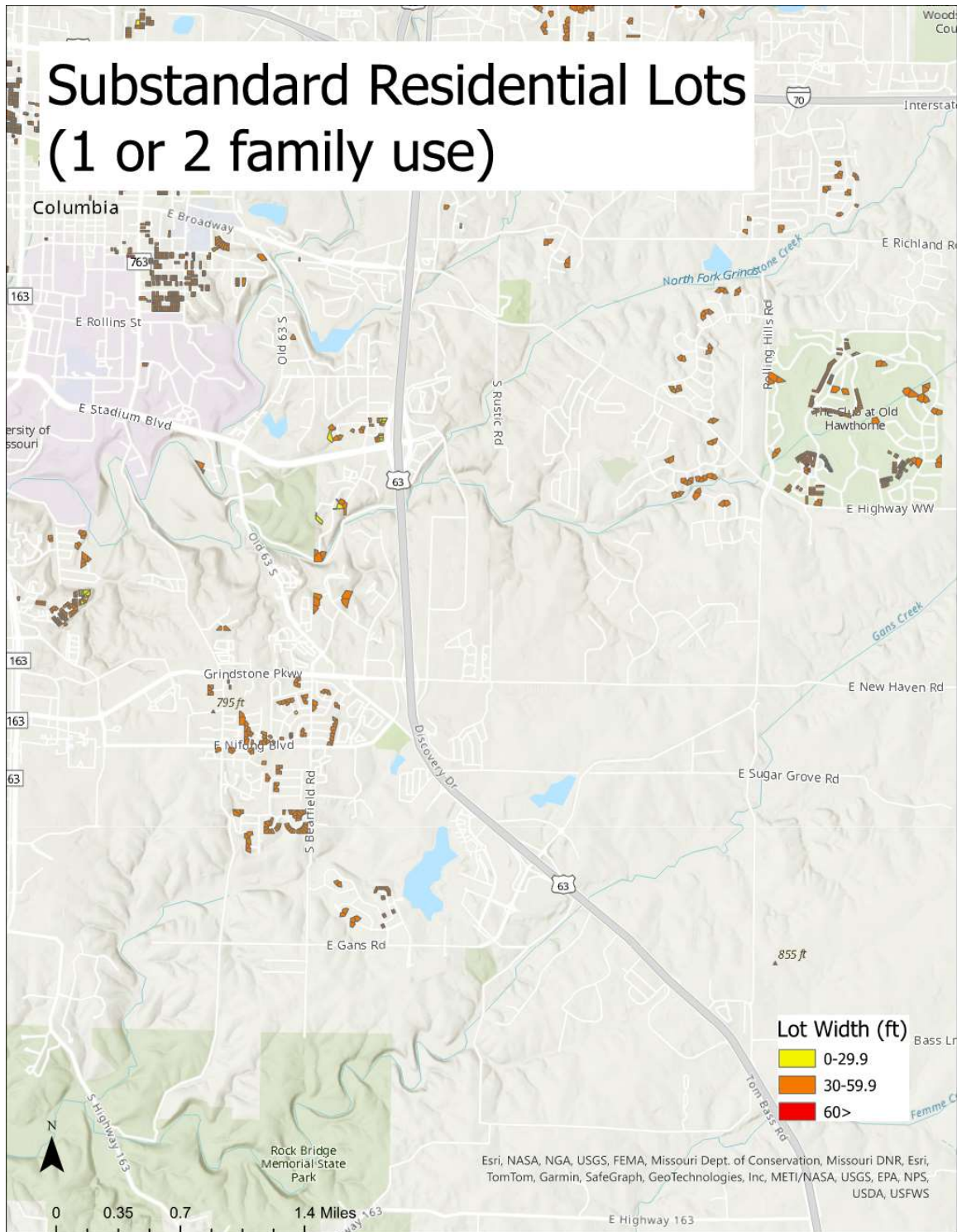
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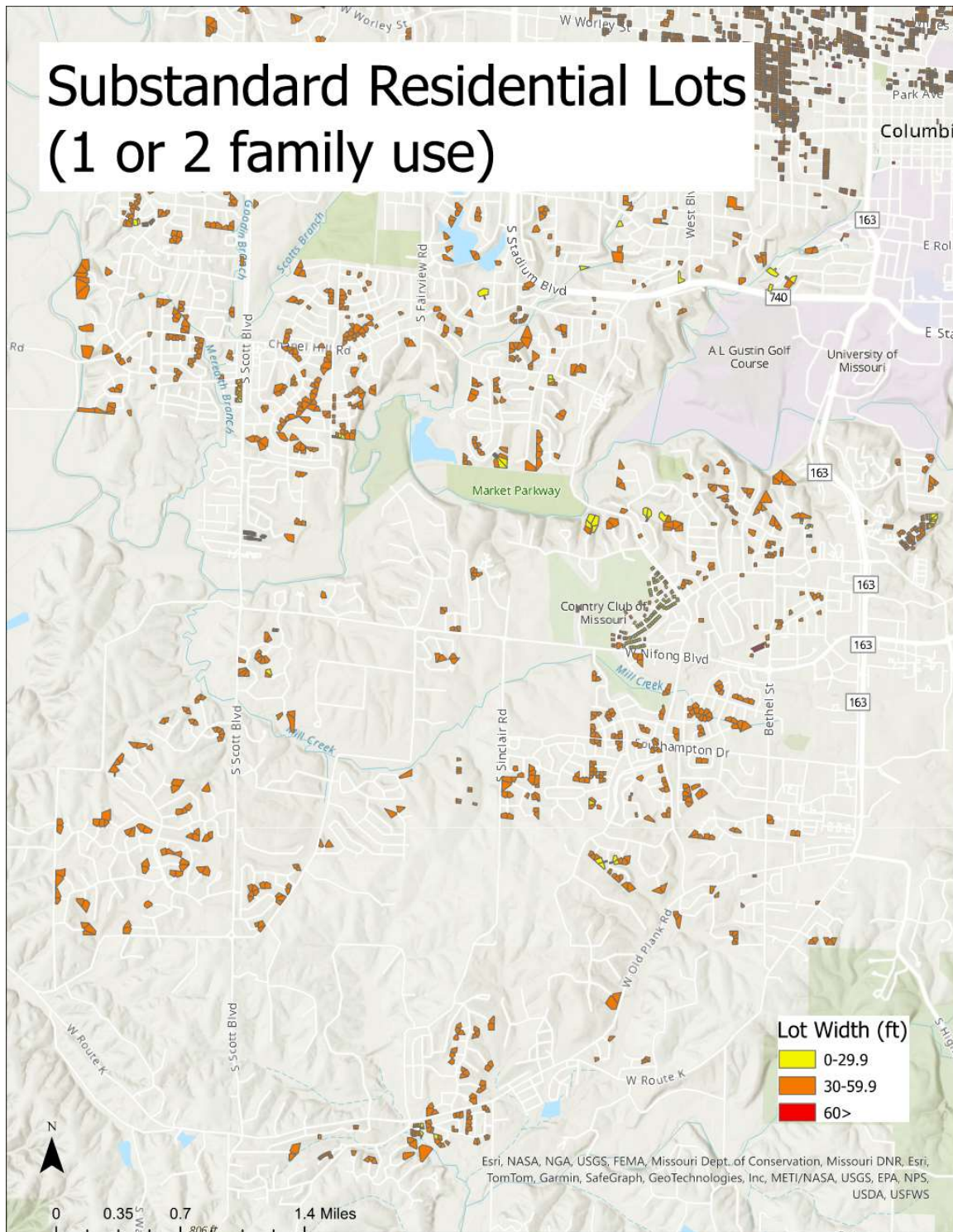
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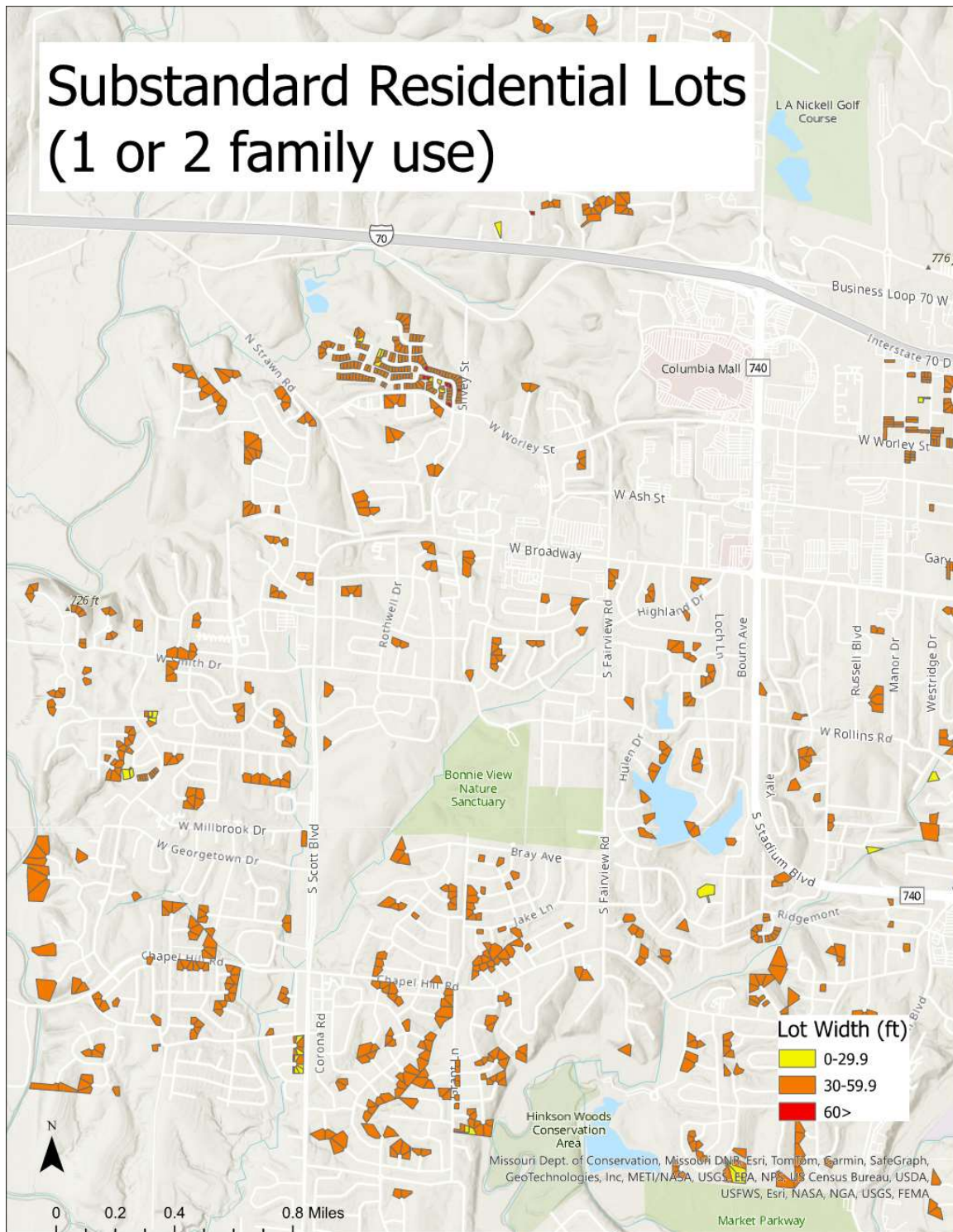
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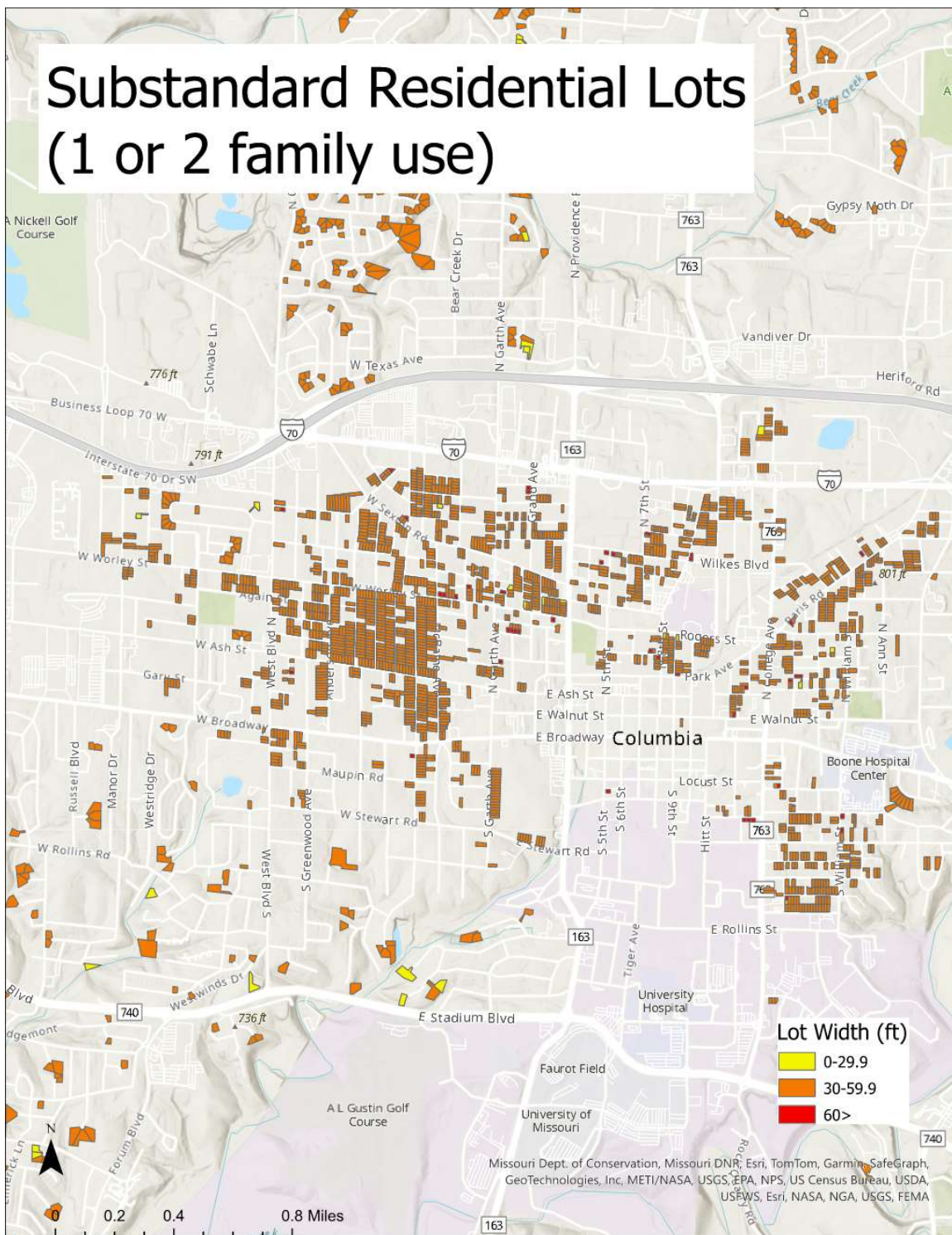
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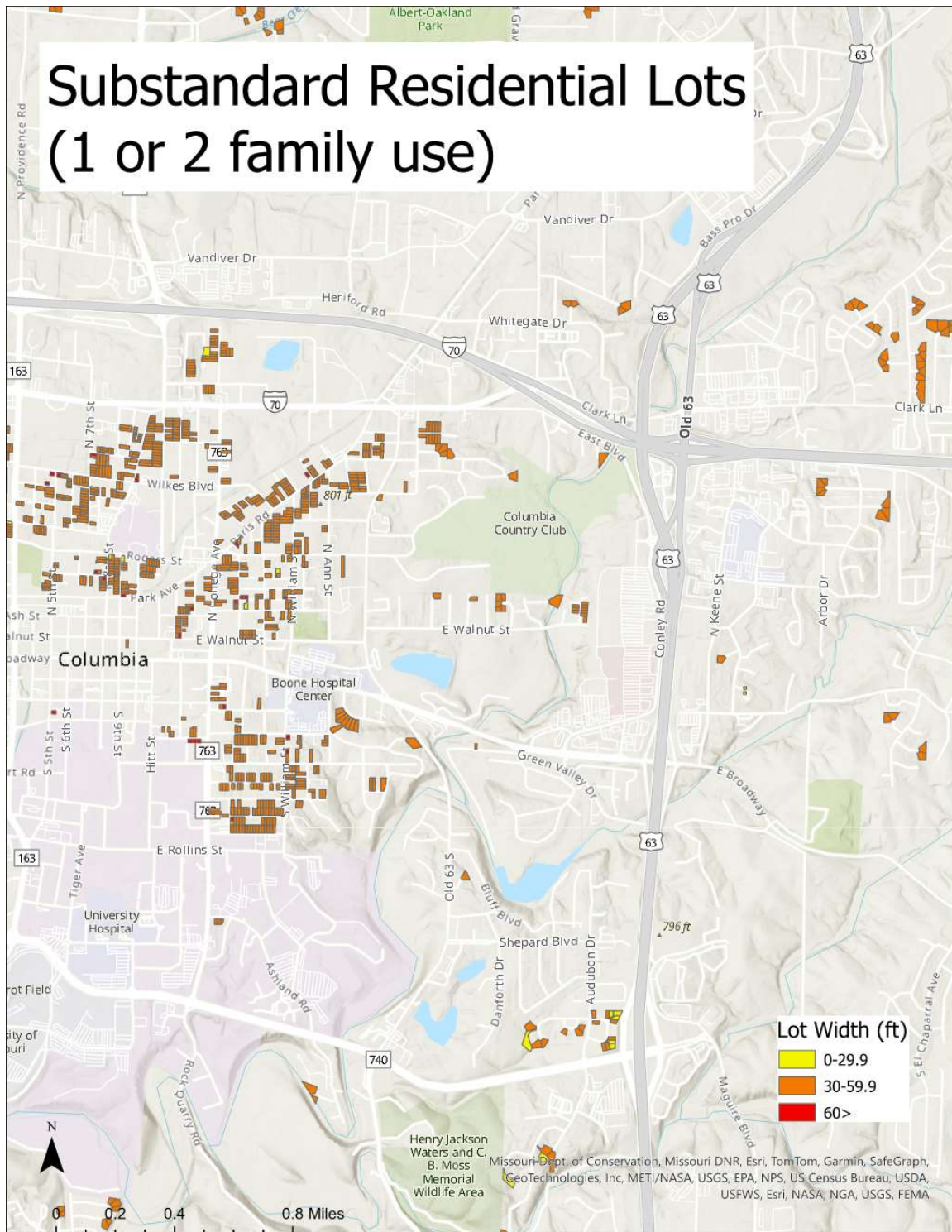
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The maps on the following pages show all lots which currently contain a single- or two-family structure having greater than 60 feet of lot width and more than 6,000 square feet of lot area. Hypothetically, all of these lots would be able to subdivide into two lots complying with the proposed small lot standards, although it is unlikely to be pursued in many circumstances. Part of this is owner preference (assumed) and the other part is existing structures may straddle lot lines if subdivided, which would result in a non-conformance. The structure would need to be demolished before the lots could be subdivided, or a similar solution that ensures a single family home does not cross a lot line before sale of newly created lots would have to be undertaken.

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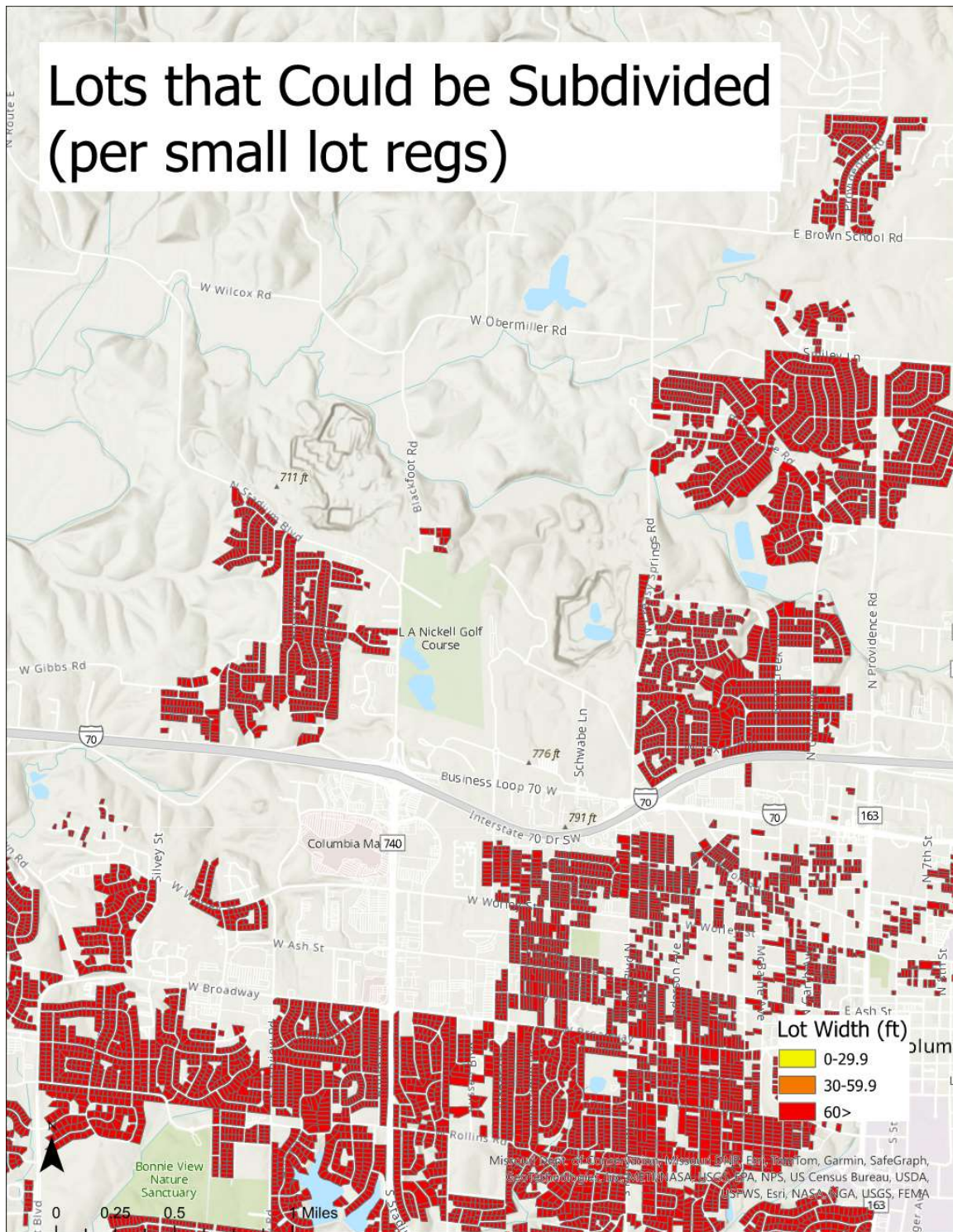


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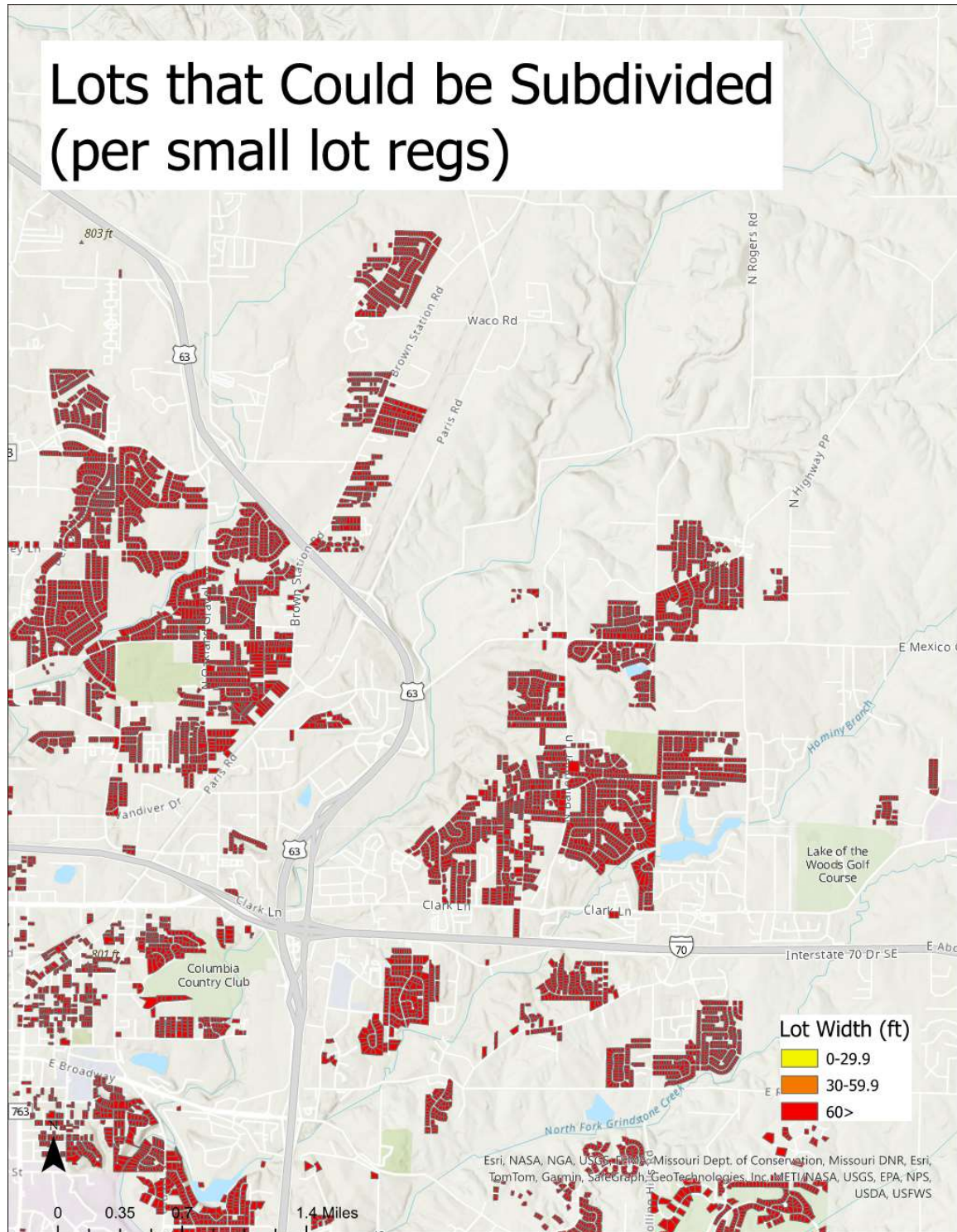
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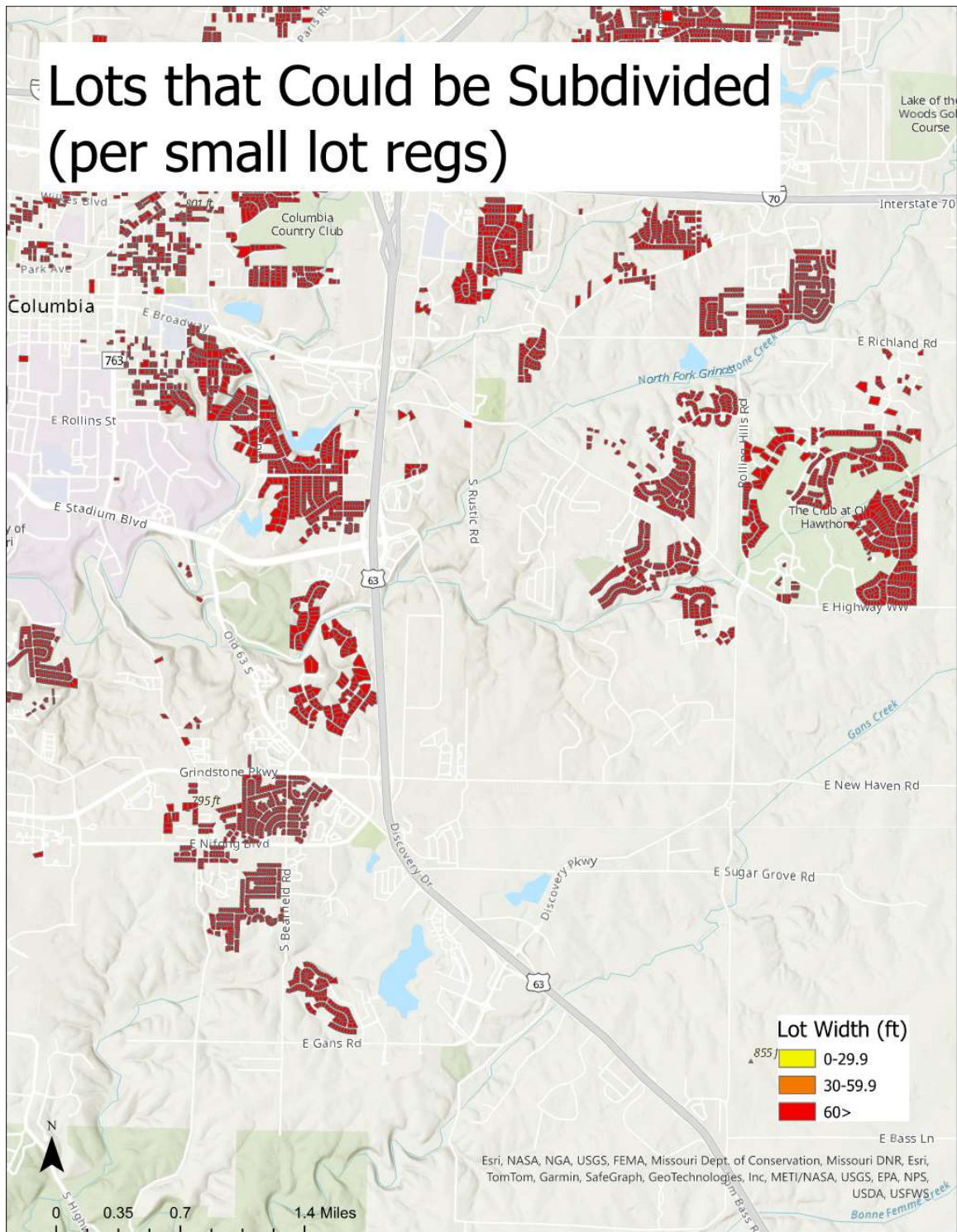
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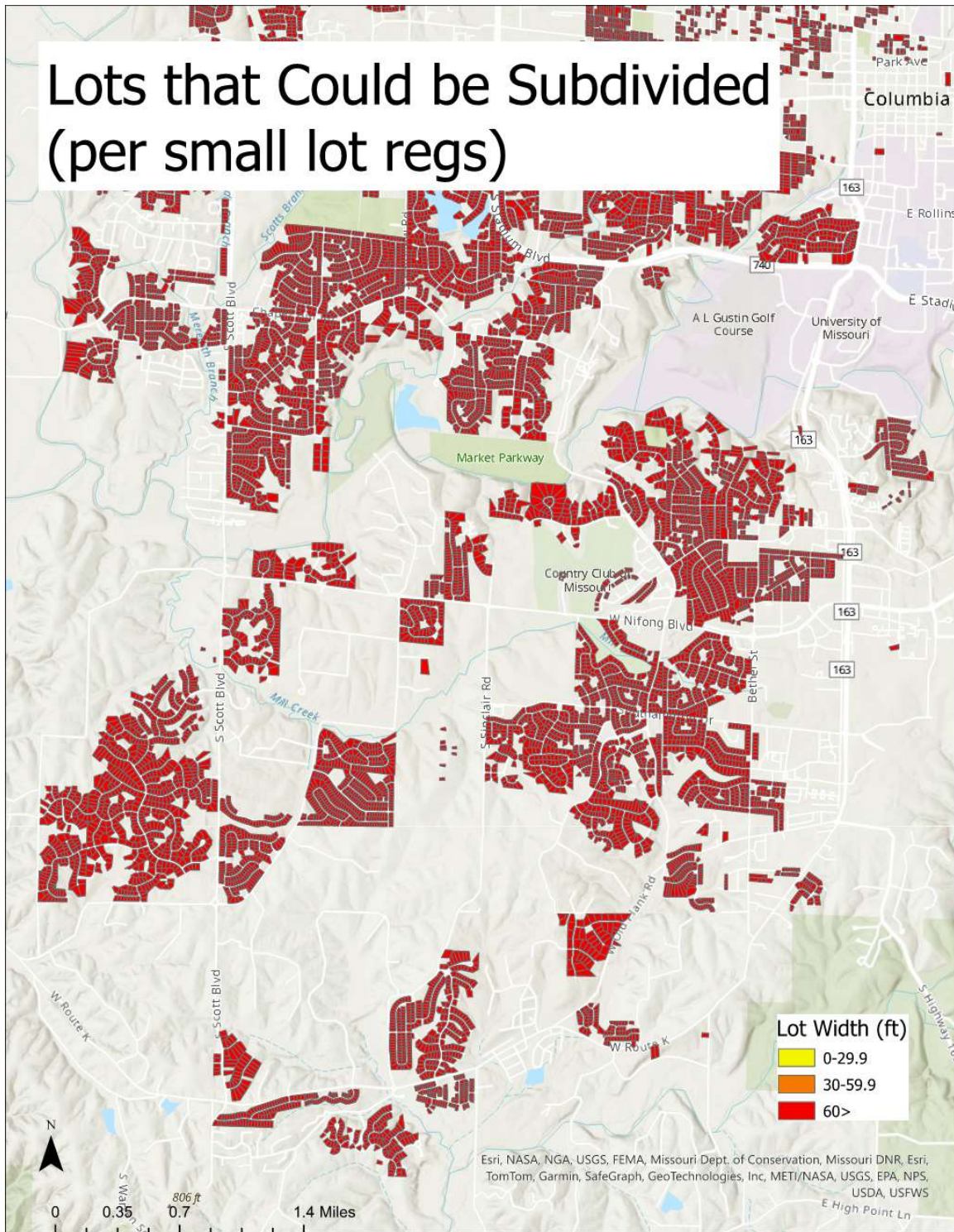
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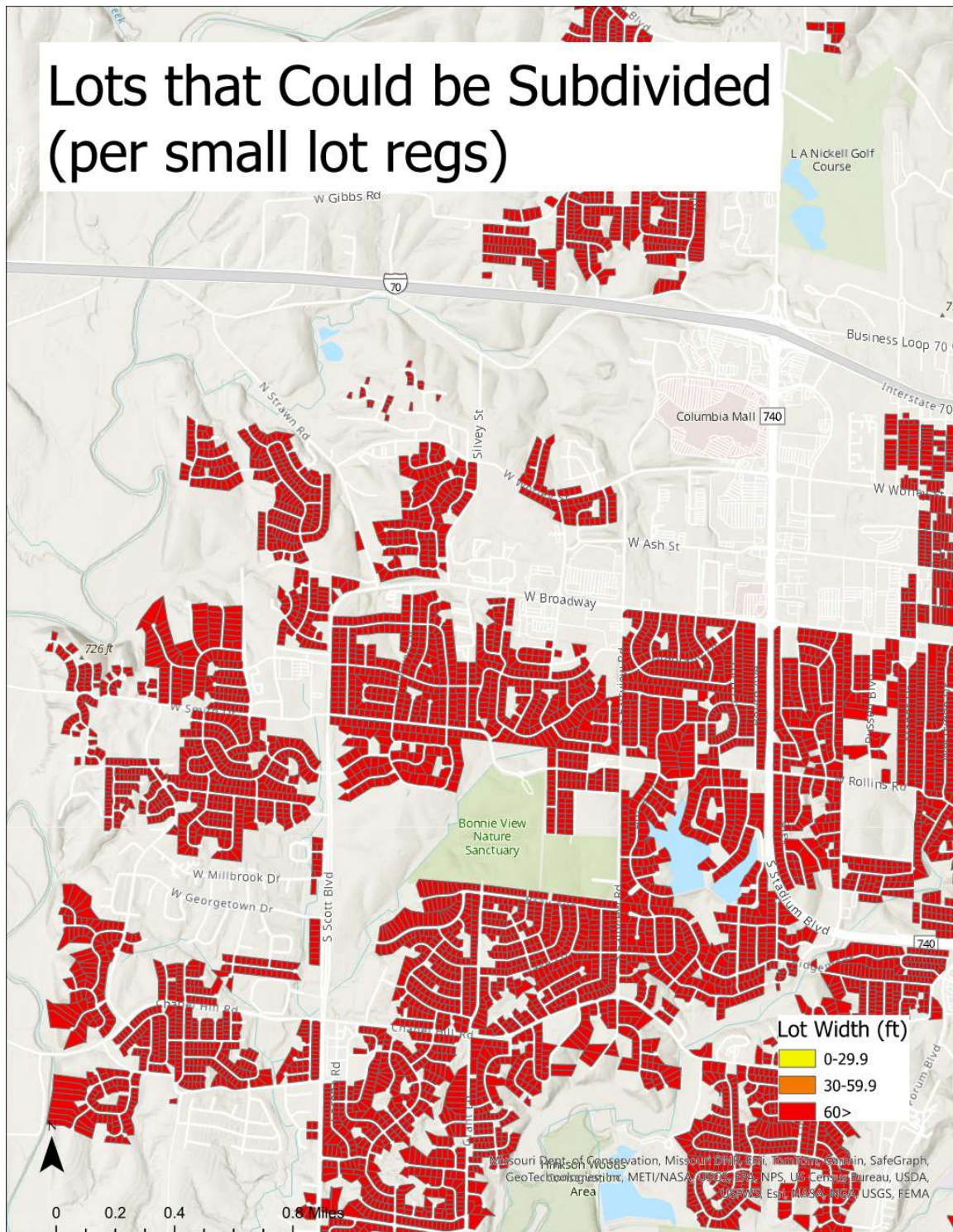
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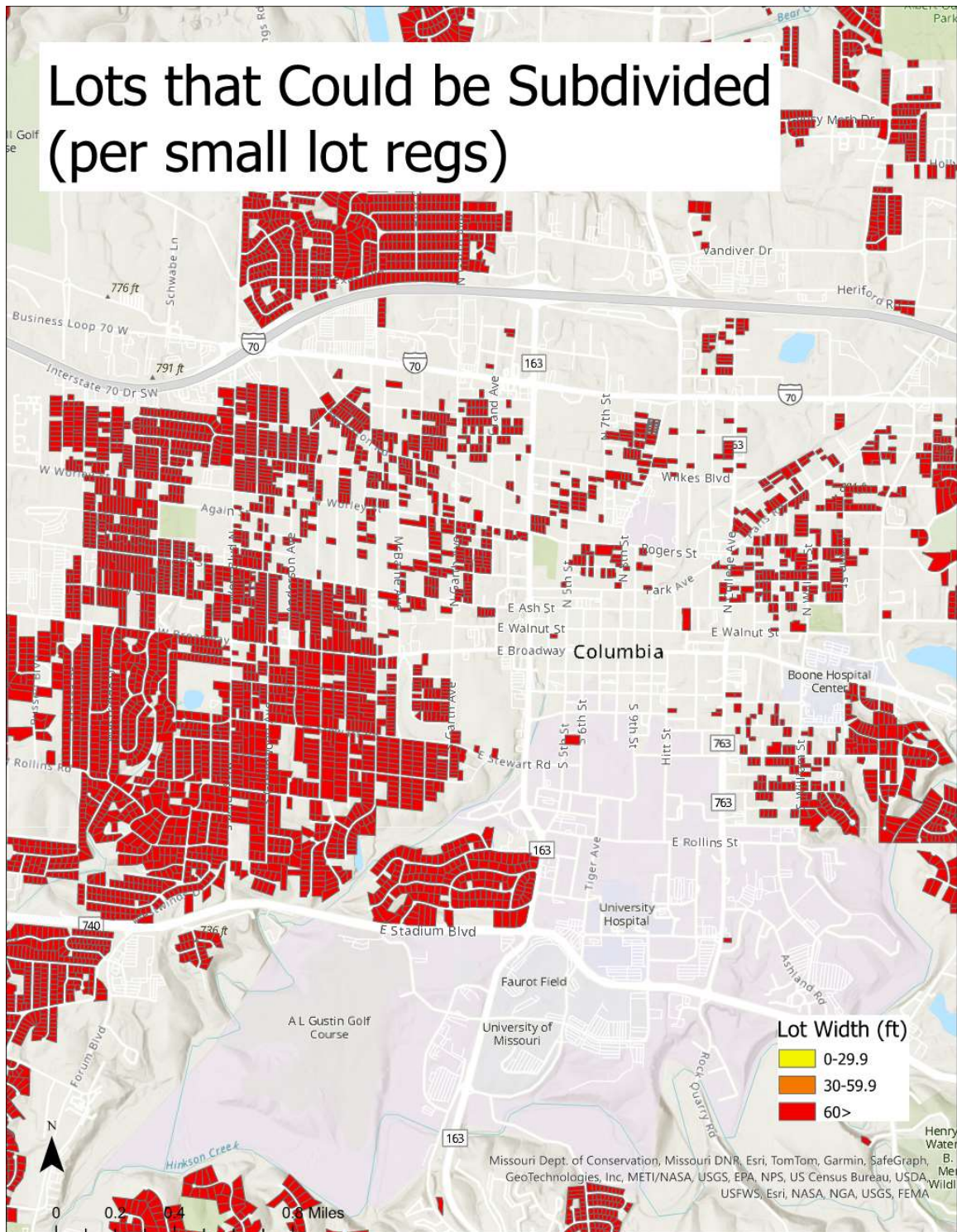
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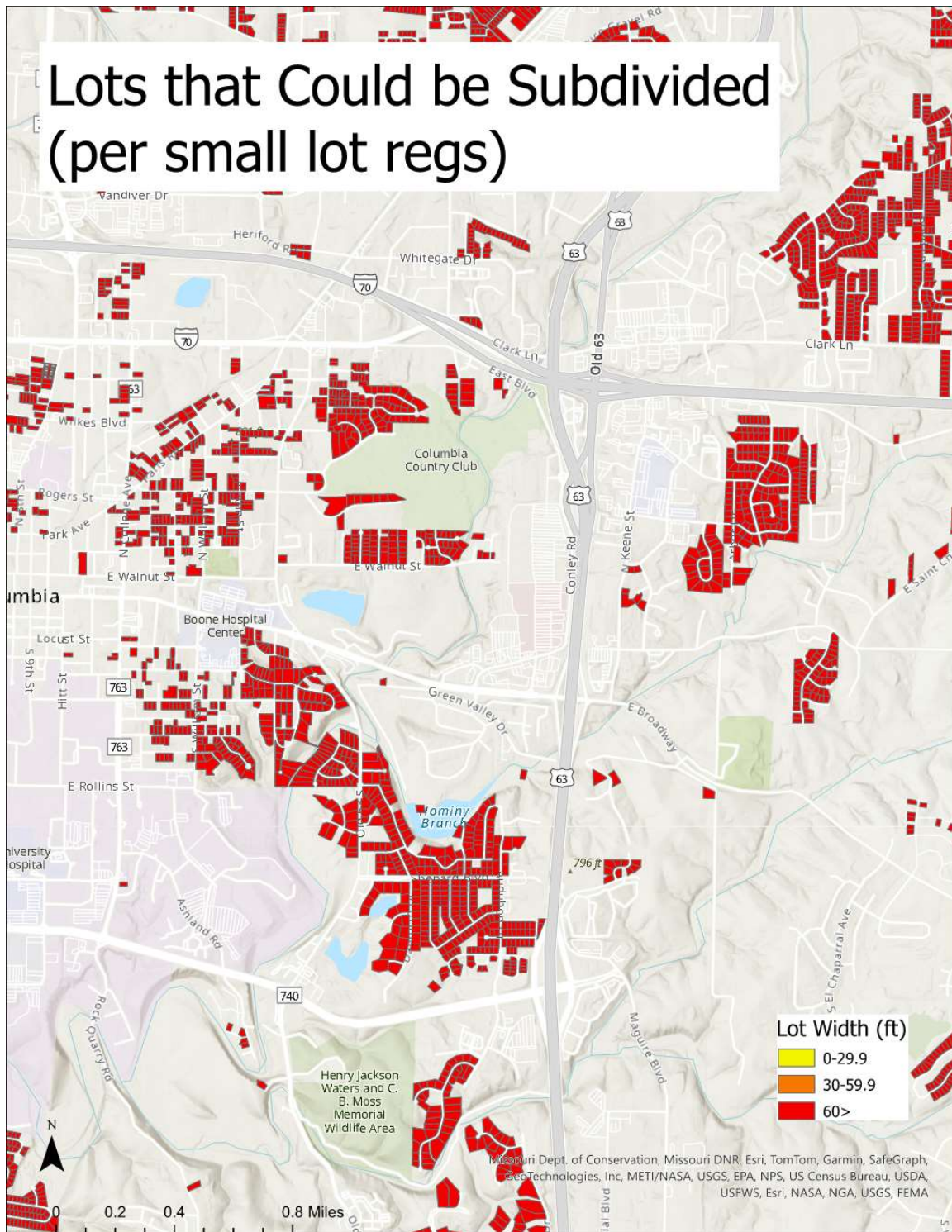
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The table below shows the differences between ‘substandard’ (less than 60 feet of lot width and fewer than 5,000 sq. ft. of lot area) and all other lots containing single- or two-family uses within the specific geographies. Overall, small/substandard lots typically have 13% (2% aggregate) more of their lot covered by a structure than all lots which contain a single- or two-family use.

Location	Neighborhood	Average Lot Coverage (All Residential)	Average Lot Coverage (Substandard Residential)	% Delta
Neighborhood Specific	Benton-Stephens	20%	23%	15%
	East Campus	17%	22%	25%
	North Central	23%	26%	14%
	West Ash	17%	18%	7%
All Parcels	Inside Loop	17%	20%	18%
	Outside Loop	21%	25%	20%
Grand Total		20%	22%	13%