

Date: June 30, 2023
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: UDC Text Change – Substandard R-1, R-2, and R-MF lots

Following the June 22, 2023 work session and discussion relating to preparing revisions to the UDC for accommodating the use of substandard residential lots (i.e. those less than 60-feet wide), I have consulted with Ms. Thompson on a path forward. Staff is in the process of preparing a text change that will result in the following:

1. The creation of a new definition for “*substandard lot, existing*” and revision to the definition of “Lot”;
2. Revision of the dimensional standards summary tables in Article 2 and Article 4 associated with the R-1, R-2, and R-MF districts by adding “footnotes” relating existing substandard lots;
3. Addition of new provisions within of Section 29-4.1(b) [Special Dimensional Standards or Measurements] that will provide the minimal dimensional standards applicable to existing substandard lots; and
4. Revision to the provisions of Section 29-6.5(c)(1) such that clarity is added that use of a “non-conforming lot” shall require that such lot be considered “legal” as defined within the UDC (i.e. be platted).

While the outline of the proposed text change has been identified, the actual text that shows this in proper code format has not yet been completed. It is staff intent to have the drafted text change available at the Commission’s July 6 work session.

Staff looks forward to our upcoming discussion. Should you have questions please let me know.