



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: Ray Morales Organization (if applicable): T1NC/WPA/HWRA/WNAC
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Ray Morales Digitally signed by Ray Morales
Date: 2022.01.28 03:52:57 -06'00' Date: 01/28/2022
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- ☐ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☐ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☐ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☒ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

UDC Section to be Amended: 35-310.01 (per attached)

Summary: Modify and provide a 25 foot, 1-1/2 story height limit for R-1, R-2, and R-3.

Adhere to consistency and purpose with the Master Plan and Community Plans. Implement the Master Plan policy "to protect neighborhoods", and, "ensure new development is compatible with surrounding development in use, character, and size".

UDC 2021 Proposed Amendment

Amendment 16-1**Applicant:** Tier One Neighborhood Coalition – Ray Morales**Amendment Title** – ‘Sec. 35-310.01 – Generally’**Amendment Language:****Sec. 35-310.01. - Generally.**

Table 310-1
Lot and Building Dimensions Table

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
	LOT DIMENSIONS						BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size (max)	Density (max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) ***	Front Setback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/#of stories)	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
RP	10 acres		0.1	—	—	—	15	—	5	—	35/2-½	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2-½	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2-½	—	—
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2-½	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2-½	—	—

R-4 ¹	4,00 0		11	20	35	150	10	—	5	20	35/2- ½	—	—
R-3 ^{1,14}	3,00 0 7		—	15	20	—	10	35	5	10	<u>25/1- 1/2</u> ~~35/3~~	70% oflot area	—
R-2 ^{1,14}	2,00 0	2.99 9	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> ~~35/3~~	50% oflot area	—
R-1 ^{1,14}	1,25 0	1.99 9	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> ~~35/3~~	45% oflot area	—
RM-6 ¹	6,00 0		7	15	15	150	10	—	5	20	35/3	—	—
RM-5 ¹	5,00 0		9	15	15	100	10	—	5	10	35/3	—	—
RM-4 ¹	4,00 0		11	15	15	80	10	—	5	10	35/3	—	—
MF-18 ^{1, 4}	—		18	50	50	—	—	20 ^{3, 4, 6}	5	10	35	—	—
"MF-25" ^{1, 4, 8}	—		25	50	50	—	—	20 ^{3, 4, 6}	5	10	35	—	—
"MF-33" ^{1, 4, 8}	—		33	50	50	—	—	20 ^{3, 4, 6}	5	10	45	—	—
"MF-40" ^{1, 4, 8}	—		40	50	50	—	—	20 ^{3, 4, 6}	5	10	60	—	—
"MF-50" ^{1, 4, 8}	—		50	50	50	—	—	20 ^{3, 4, 6}	5	10	—	—	—
"MF-65"	—		65	50	50	—	—	20 ^{3,}	5	10	—	—	—

1, 4								4, 6					
O-1 ¹⁰	—		—	50	50	—	—	35	20 ²	30 ²	25	10,000	90,000
O-1.5	—		—	50	50	—	—	35	20 ²	30 ²	60	—	—
O-2	—		—	50	—	—	25	80	20 ²	30 ²	—	—	—
NC ¹⁰	—		—	20	—	—	—	15	10 ²	30 ²	25	3,000	5,000
C-1 ¹⁰	—		—	50	50	—	—	20	10	30	25	5,000	15,000
C-2	—		—	20	—	—	—	—	10 ²	30 ²	25	—	—
C-2P ¹⁰			—	20	—	—	—	35	10 ²	30 ²	25	—	—
C-3	—		—	20	—	—	—	—	30 ²	30 ²	35	—	—
D ⁹	—		—	—	—	—	—		—	—	—	—	—
L				80	—	—	25	—	30 ²	30 ²	35	—	—
I-1	—		—	80	80	—	30	—	30 ²	30 ²	60	—	—
I-2	—		—	100	100	—	30	—	50 ²	50 ²	60	—	—
UD-Single-family	—	10,000	—	15	15	150	10	20	0	10	35/2-½		
UD-Multi-family-15	—	—	15	50	50	—	10	20	5	10	35		15 units
UD-Multi-family-33			33	50	50		10	20	5	10			150 units

UD Major Node				20			0	35	10 ²	30 ²		35		
UD Minor Node				20			0	35	10 ²	30 ²		25	6,000	
RD- Single- family	43,5 60		1	100	120		15		5	30		35/2-½		
RD Major Node				20			0	35	10 ²	30 ²		25		
RD Minor Node				20			0	35	10 ²	30 ²		25	6,000	
FR- Single- family	25 acres*		0.04				15		5			35/2-½		35/2-½
FR-Ag Comme rcial	25 acres*						15		5			35/2-½		35/2-½
FR Minor Node**			50					10 ²	30 ²				6,000	
FR Village Center	2 acre s			300					10 ²	30 ²				
MI-1				80	80		***		30 ²	50 ²		60		
MI-1 Minor				50			***		10 ²	30 ²			6,000	

MI-1 Village Center	2 acre s			300		***		10 ²	30 ²		
MI-2				100	100	***		50 ²	50 ² 150		
MI-2 Minor Node**				50		***		10 ²	30 ²	6,000	
MI-2 Village Center	2 acre s			300		***		10 ²	30 ²		

Note (14) Half story. An uppermost story containing habitable space completely within a sloping roof (between a three in twelve slope and a twelve in twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, in which a sloping roof replaces two opposing exterior walls, and in which habitable areas on the uppermost story do not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent.

UDC 2021 Proposed Amendment

***** Revised and Recommended Approval by PCTAC on April 11, 2022 *****

Amendment 16-1

Applicant: Tier One Neighborhood Coalition – Ray Morales

Amendment Title – ‘Sec. 35-310.01 – Generally’

Amendment Language:

Sec. 35-310.01. - Generally.

**Table 310-1
Lot and Building Dimensions Table**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
		LOT DIMENSIONS					BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size(max)	Density(max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) ****	FrontSetback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/#ofstories) ^{11, 14}	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
RP	10- acres		0.1	—	—	—	15	—	5	—	35/2 -1/2	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2 -1/2	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2 -1/2	—	—
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2 -1/2	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2 -1/2	—	—
R-4 ¹	4,000		11	20	35	150	—	5	20	35/2 -1/2	—	R-4 ¹	4,000

R-3 ¹	3,000 ⁷		—	15	20	—	10	35	5	10	<u>35/2- 1/2</u> 35/3	70% of lot area	—
R-2 ¹	2,000	2.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	50% of lot area	—
R-1 ^{1,15}	1,250	1.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	45% of lot area	—
RM-6 ¹	6,000		7	15	15	150	10	—	5	20	35/3	—	—
RM-5 ¹	5,000		9	15	15	100	10	—	5	10	35/3	—	—
RM-4 ¹	4,000		11	15	15	80	10	—	5	10	35/3	—	—
MF-18 ^{1,4}	—		18	50	50	—	—	20 ^{3,4,6}	5	10	35	—	—
"MF-25" 1,4,8	—		25	50	50	—	—	20 ^{3,4,6}	5	10	35	—	—
"MF-33" 1,4,8	—		33	50	50	—	—	20 ^{3,4,6}	5	10	45	—	—
"MF-40" 1,4,8	—		40	50	50	—	—	20 ^{3,4,6}	5	10	60	—	—
"MF-50" 1,4,8	—		50	50	50	—	—	20 ^{3,4, 6}	5	10	—	—	—
"MF-65" 1,4	—		65	50	50	—	—	20 ^{3,4,6}	5	10	—	—	—
O-1 ¹⁰	—		—	50	50	—	—	35	20 ²	30 ²	25	10,000	90,000
O-1.5	—		—	50	50	—	—	35	20 ²	30 ²	60	—	—
O-2	—		—	50	—	—	25	80	20 ²	30 ²	—	—	—
NC ¹⁰	—		—	20	—	—	—	15	10 ²	30 ²	25	3,000	5,000
C-1 ¹⁰	—		—	50	50	—	—	20	10	30	25	5,000	15,000

C-2	—		—	20	—	—	—	—	10 ²	30 ²	25	—	—
C-2P ¹⁰			—	20	—	—	—	35	10 ²	30 ²	25	—	—
C-3	—		—	20	—	—	—	—	30 ²	30 ²	35	—	—
D ⁹	—		—	—	—	—	—		—	—	—	—	—
L				80	—	—	25	—	30 ²	30 ²	35	—	—
I-1	—		—	80	80	—	30	—	30 ²	30 ²	60	—	—
I-2	—		—	100	100	—	30	—	50 ²	50 ²	60	—	—
UD- Single- family	—	10,000	—	15	15	150	10	20	0	10	35/2-½		
UD- Multi- family- 15	—	—	15	50	50	—	10	20	5	10	35		15 units
UD- Multi- family- 33			33	50	50		10	20	5		10		150 units
UD Major Node				20			0	35	10 ²		30 ²	35	
UD Minor Node				20			0	35	10 ²		30 ²	25	6,000
RD- Single- family	43,560		1	100	120		15		5	30	35/2-½		
RD Major Node				20			0	35	10 ²	30 ²		25	

RD Minor Node				20			0	35	10 ²	30 ²	25	6,000	
FR- Single- family	25 acres*		0.04				15		5		35/2-½		35/2-½
FR-Ag Commercial	25 acres*						15		5		35/2-½		35/2-½
FR Minor Node**			50					10 ²	30 ²			6,000	
FR Village Center	2-acres			300					10 ²	30 ²			
MI-1				80	80		***		30 ²	50 ²	60		
MI-1 Minor Node**				50			***		10 ²	30 ²		6,000	
MI-1 Village Center	2 acres			300			***		10 ²	30 ²			
MI-2				100	100		***		50 ²	50 ²	150		
MI-2 Minor Node**				50			***		10 ²	30 ²		6,000	
MI-2 Village Center	2 acres			300			***		10 ²	30 ²			

Note (14) Half story. An uppermost story containing space completely within a sloping roof (between a three in twelve slope and a twelve in twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, in which a sloping roof replaces two opposing exterior walls, or a flat roof where the half story is setback 20% of the depth from all opposing walls. Total floor area on the uppermost story shall not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent. Open decks, or porches, are not allowed. A basement as defined in the International Building Code or International Residential Code shall not be included in the maximum number of stories in Table 310-1

Note (15) The off-street parking requirement is waived in the “R-1” Residential Single-Family District.

UDC 2021 Proposed Amendment

***** Recommended Approval by Zoning Commission on July 5, 2022 *****

Amendment 16-1

Applicant: Tier One Neighborhood Coalition – Ray Morales

Amendment Title – ‘Sec. 35-310.01 – Generally’

Amendment Language:

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**Table 310-1
Lot and Building Dimensions Table**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
		LOT DIMENSIONS					BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size(max)	Density(max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) ****	FrontSetback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/#ofstories) ^{11, 14}	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
RP	10-acres		0.1	—	—	—	15	—	5	—	35/2 -1/2	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2 -1/2	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2 -1/2	—	—
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2 -1/2	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2 -1/2	—	—
R-4 ¹	4,000		11	20	35	150	—	5	20	35/2 -1/2	—	R-4 ¹	4,000

R-3 ¹	3,000 ⁷		—	15	20	—	10	35	5	10	<u>35/2- 1/2</u> 35/3	70% of lot area	—
R-2 ¹	2,000	2.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	50% of lot area	—
R-1 ^{1,15}	1,250	1.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	45% of lot area	—
RM-6 ¹	6,000		7	15	15	150	10	—	5	20	35/3	—	—
RM-5 ¹	5,000		9	15	15	100	10	—	5	10	35/3	—	—
RM-4 ¹	4,000		11	15	15	80	10	—	5	10	35/3	—	—
MF-18 ^{1,4}	—		18	50	50	—	—	20 ^{3,4,6}	5	10	35	—	—
"MF-25" 1,4,8	—		25	50	50	—	—	20 ^{3,4,6}	5	10	35	—	—
"MF-33" 1,4,8	—		33	50	50	—	—	20 ^{3,4,6}	5	10	45	—	—
"MF-40" 1,4,8	—		40	50	50	—	—	20 ^{3,4,6}	5	10	60	—	—
"MF-50" 1,4,8	—		50	50	50	—	—	20 ^{3,4, 6}	5	10	—	—	—
"MF-65" 1,4	—		65	50	50	—	—	20 ^{3,4,6}	5	10	—	—	—
O-1 ¹⁰	—		—	50	50	—	—	35	20 ²	30 ²	25	10,000	90,000
O-1.5	—		—	50	50	—	—	35	20 ²	30 ²	60	—	—
O-2	—		—	50	—	—	25	80	20 ²	30 ²	—	—	—
NC ¹⁰	—		—	20	—	—	—	15	10 ²	30 ²	25	3,000	5,000
C-1 ¹⁰	—		—	50	50	—	—	20	10	30	25	5,000	15,000

C-2	—		—	20	—	—	—	—	10 ²	30 ²	25	—	—
C-2P ¹⁰			—	20	—	—	—	35	10 ²	30 ²	25	—	—
C-3	—		—	20	—	—	—	—	30 ²	30 ²	35	—	—
D ⁹	—		—	—	—	—	—		—	—	—	—	—
L				80	—	—	25	—	30 ²	30 ²	35	—	—
I-1	—		—	80	80	—	30	—	30 ²	30 ²	60	—	—
I-2	—		—	100	100	—	30	—	50 ²	50 ²	60	—	—
UD- Single- family	—	10,000	—	15	15	150	10	20	0	10	35/2-½		
UD- Multi- family- 15	—	—	15	50	50	—	10	20	5	10	35		15 units
UD- Multi- family- 33			33	50	50		10	20	5		10		150 units
UD Major Node				20			0	35	10 ²		30 ²	35	
UD Minor Node				20			0	35	10 ²		30 ²	25	6,000
RD- Single- family	43,560		1	100	120		15		5	30	35/2-½		
RD Major Node				20			0	35	10 ²	30 ²		25	

RD Minor Node				20			0	35	10 ²	30 ²	25	6,000	
FR- Single- family	25 acres*		0.04				15		5		35/2-½		35/2-½
FR-Ag Commercial	25 acres*						15		5		35/2-½		35/2-½
FR Minor Node**			50					10 ²	30 ²			6,000	
FR Village Center	2-acres			300					10 ²	30 ²			
MI-1				80	80		***		30 ²	50 ²	60		
MI-1 Minor Node**				50			***		10 ²	30 ²		6,000	
MI-1 Village Center	2 acres			300			***		10 ²	30 ²			
MI-2				100	100		***		50 ²	50 ²	150		
MI-2 Minor Node**				50			***		10 ²	30 ²		6,000	
MI-2 Village Center	2 acres			300			***		10 ²	30 ²			

Note (14) Half story. An uppermost story containing space completely within a sloping roof (between a three in twelve slope and a twelve in twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, in which a sloping roof replaces two opposing exterior walls, or a flat roof where the half story is setback 20% of the depth from all opposing walls. Total floor area on the uppermost story shall not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent. Open decks, or porches, are not allowed. A basement as defined in the International Building Code or International Residential Code shall not be included in the maximum number of stories in Table 310-1

Note (15) The off-street parking requirement is waived in the “R-1” Residential Single-Family District.

UDC 2021 Proposed Amendment

***** Recommended Approval by Planning Commission on July 27, 2022 *****

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Applicant: Tier One Neighborhood Coalition – Ray Morales

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R-20	20,000		2	65	90	—	10	—	5	30	35/2 -1/2	—	—
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2 -1/2	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2 -1/2	—	—
R-4 ¹	4,000		11	20	35	150	—	5	20	35/2 -1/2	—	R-4 ¹	4,000

R-3 ¹	3,000 ⁷		—	15	20	—	10	35	5	10	<u>35/2- 1/2</u> 35/3	70% of lot area	—
R-2 ¹	2,000	2.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	50% of lot area	—
R-1 ^{1,15}	1,250	1.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	45% of lot area	—
RM-6 ¹	6,000		7	15	15	150	10	—	5	20	35/3	—	—
RM-5 ¹	5,000		9	15	15	100	10	—	5	10	35/3	—	—
RM-4 ¹	4,000		11	15	15	80	10	—	5	10	35/3	—	—
MF-18 ^{1,4}	—		18	50	50	—	—	20 ^{3,4,6}	5	10	35	—	—
"MF-25" 1,4,8	—		25	50	50	—	—	20 ^{3,4,6}	5	10	35	—	—
"MF-33" 1,4,8	—		33	50	50	—	—	20 ^{3,4,6}	5	10	45	—	—
"MF-40" 1,4,8	—		40	50	50	—	—	20 ^{3,4,6}	5	10	60	—	—
"MF-50" 1,4,8	—		50	50	50	—	—	20 ^{3,4, 6}	5	10	—	—	—
"MF-65" 1,4	—		65	50	50	—	—	20 ^{3,4,6}	5	10	—	—	—
O-1 ¹⁰	—		—	50	50	—	—	35	20 ²	30 ²	25	10,000	90,000
O-1.5	—		—	50	50	—	—	35	20 ²	30 ²	60	—	—
O-2	—		—	50	—	—	25	80	20 ²	30 ²	—	—	—
NC ¹⁰	—		—	20	—	—	—	15	10 ²	30 ²	25	3,000	5,000
C-1 ¹⁰	—		—	50	50	—	—	20	10	30	25	5,000	15,000

C-2	—		—	20	—	—	—	—	10 ²	30 ²	25	—	—
C-2P ¹⁰			—	20	—	—	—	35	10 ²	30 ²	25	—	—
C-3	—		—	20	—	—	—	—	30 ²	30 ²	35	—	—
D ⁹	—		—	—	—	—	—		—	—	—	—	—
L				80	—	—	25	—	30 ²	30 ²	35	—	—
I-1	—		—	80	80	—	30	—	30 ²	30 ²	60	—	—
I-2	—		—	100	100	—	30	—	50 ²	50 ²	60	—	—
UD- Single- family	—	10,000	—	15	15	150	10	20	0	10	35/2-½		
UD- Multi- family- 15	—	—	15	50	50	—	10	20	5	10	35		15 units
UD- Multi- family- 33			33	50	50		10	20	5		10		150 units
UD Major Node				20			0	35	10 ²		30 ²	35	
UD Minor Node				20			0	35	10 ²		30 ²	25	6,000
RD- Single- family	43,560		1	100	120		15		5	30	35/2-½		
RD Major Node				20			0	35	10 ²	30 ²		25	

RD Minor Node				20			0	35	10 ²	30 ²	25	6,000	
FR- Single- family	25 acres*		0.04				15		5		35/2-½		35/2-½
FR-Ag Commercial	25 acres*						15		5		35/2-½		35/2-½
FR Minor Node**			50					10 ²	30 ²			6,000	
FR Village Center	2-acres			300					10 ²	30 ²			
MI-1				80	80		***		30 ²	50 ²	60		
MI-1 Minor Node**				50			***		10 ²	30 ²		6,000	
MI-1 Village Center	2 acres			300			***		10 ²	30 ²			
MI-2				100	100		***		50 ²	50 ²	150		
MI-2 Minor Node**				50			***		10 ²	30 ²		6,000	
MI-2 Village Center	2 acres			300			***		10 ²	30 ²			

Note (14) Half story. An uppermost story containing space completely within a sloping roof (between a three in twelve slope and a twelve in twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, in which a sloping roof replaces two opposing exterior walls, or a flat roof where the half story is setback 20% of the depth from all opposing walls. Total floor area on the uppermost story shall not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent. Open decks, or porches, are not allowed. A basement as defined in the International Building Code or International Residential Code shall not be included in the maximum number of stories in Table 310-1

Note (15) The off-street parking requirement is waived in the “R-1” Residential Single-Family District.

UDC 2021 Proposed Amendment

***** Approved by City Council on November 3, 2022 *****

Amendment 16-1

Applicant: Tier One Neighborhood Coalition – Ray Morales

Amendment Title – ‘Sec. 35-310.01 – Generally’

Amendment Language:

Sec. 35-310.01. - Generally.

**Table 310-1
Lot and Building Dimensions Table**

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)
		LOT DIMENSIONS					BUILDING ON LOT				BUILDING		
Zoning District	Lot Size (min)	Lot Size(max)	Density(max) (units/acre)	Street Frontage (min)	Width (min)	Width (max)	Front Setback (min) ****	FrontSetback (max)	Side Setback (min)	Rear Setback (min)	Height (max) (feet/#ofstories) ^{11, 14}	Size - Individual Building Size (max)	Size - Aggregate Building Size (max)
RP	10- acres		0.1	—	—	—	15	—	5	—	35/2 -1/2	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2 -1/2	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2 -1/2	—	—
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2 -1/2	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2 -1/2	—	—
R-4 ¹	4,000		11	20	35	150	—	5	20	35/2 -1/2	—	R-4 ¹	4,000

R-3 ¹	3,000 ⁷		—	15	20	—	10	35	5	10	<u>35/2- 1/2</u> 35/3	70% of lot area	—
R-2 ¹	2,000	2.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	50% of lot area	—
R-1 ^{1,15}	1,250	1.999	—	15	20	—	10	—	5	5	<u>25/1- 1/2</u> 35/3	45% of lot area	—
RM-6 ¹	6,000		7	15	15	150	10	—	5	20	35/3	—	—
RM-5 ¹	5,000		9	15	15	100	10	—	5	10	35/3	—	—
RM-4 ¹	4,000		11	15	15	80	10	—	5	10	35/3	—	—
MF-18 ^{1,4}	—		18	50	50	—	—	20 ^{3,4,6}	5	10	35	—	—
"MF-25" 1,4,8	—		25	50	50	—	—	20 ^{3,4,6}	5	10	35	—	—
"MF-33" 1,4,8	—		33	50	50	—	—	20 ^{3,4,6}	5	10	45	—	—
"MF-40" 1,4,8	—		40	50	50	—	—	20 ^{3,4,6}	5	10	60	—	—
"MF-50" 1,4,8	—		50	50	50	—	—	20 ^{3,4, 6}	5	10	—	—	—
"MF-65" 1,4	—		65	50	50	—	—	20 ^{3,4,6}	5	10	—	—	—
O-1 ¹⁰	—		—	50	50	—	—	35	20 ²	30 ²	25	10,000	90,000
O-1.5	—		—	50	50	—	—	35	20 ²	30 ²	60	—	—
O-2	—		—	50	—	—	25	80	20 ²	30 ²	—	—	—
NC ¹⁰	—		—	20	—	—	—	15	10 ²	30 ²	25	3,000	5,000
C-1 ¹⁰	—		—	50	50	—	—	20	10	30	25	5,000	15,000

C-2	—		—	20	—	—	—	—	10 ²	30 ²	25	—	—
C-2P ¹⁰			—	20	—	—	—	35	10 ²	30 ²	25	—	—
C-3	—		—	20	—	—	—	—	30 ²	30 ²	35	—	—
D ⁹	—		—	—	—	—	—		—	—	—	—	—
L				80	—	—	25	—	30 ²	30 ²	35	—	—
I-1	—		—	80	80	—	30	—	30 ²	30 ²	60	—	—
I-2	—		—	100	100	—	30	—	50 ²	50 ²	60	—	—
UD- Single- family	—	10,000	—	15	15	150	10	20	0	10	35/2-½		
UD- Multi- family- 15	—	—	15	50	50	—	10	20	5	10	35		15 units
UD- Multi- family- 33			33	50	50		10	20	5		10		150 units
UD Major Node				20			0	35	10 ²		30 ²	35	
UD Minor Node				20			0	35	10 ²		30 ²	25	6,000
RD- Single- family	43,560		1	100	120		15		5	30	35/2-½		
RD Major Node				20			0	35	10 ²	30 ²		25	

RD Minor Node				20			0	35	10 ²	30 ²	25	6,000	
FR- Single- family	25 acres*		0.04				15		5		35/2-½		35/2-½
FR-Ag Commercial	25 acres*						15		5		35/2-½		35/2-½
FR Minor Node**			50					10 ²	30 ²			6,000	
FR Village Center	2-acres			300					10 ²	30 ²			
MI-1				80	80		***		30 ²	50 ²	60		
MI-1 Minor Node**				50			***		10 ²	30 ²		6,000	
MI-1 Village Center	2 acres			300			***		10 ²	30 ²			
MI-2				100	100		***		50 ²	50 ²	150		
MI-2 Minor Node**				50			***		10 ²	30 ²		6,000	
MI-2 Village Center	2 acres			300			***		10 ²	30 ²			

Note (14) Half story. An uppermost story containing space completely within a sloping roof (between a three in twelve slope and a twelve in twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, in which a sloping roof replaces two opposing exterior walls, or a flat roof where the half story is setback 20% of the depth from all opposing walls. Total floor area on the uppermost story shall not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent. Open decks, or porches, are not allowed. A basement as defined in the International Building Code or International Residential Code shall not be included in the maximum number of stories in Table 310-1

Note (15) The off-street parking requirement is waived in the “R-1” Residential Single-Family District.
