



## Legislation Text

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**File #:** 2019-0464, **Version:** 1

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Consider public testimony regarding, and an ordinance amending Zoning and Development Code, Chapter 2, Article II, Section 2-16, Code of Ordinances (2018 Edition), regarding lot composition requirements in the SF-3 District. (First Reading)\*

Since the Zoning and Development Code was published on October 1, 2018, staff has identified changes which are intended to improve specific sections or to correct errors.

This section regulates the SF-3 (Single Family - Mixed Lot) zoning district. The lot composition requirement is revised in order to define the percentages of lot types required when the subdivision has a higher connectivity index and includes certain design features.

Lot composition requirement: Part (4) (d.) is revised to require that at least 10% of the lots be estate lots and that the number of estate lots and standard lots combined comprise more than 50% of the total number of lots. This change to the lot composition requirement is only allowed when the subdivision has a higher connectivity index and includes certain design features. Previously the code stated only that fewer estate lots or more small lots were allowed with the option.

Without the higher connectivity index and design features, the lot composition requirement is: 40% estate lots, 30% standard lots and 30% small lots.

The Planning and Zoning Commission held a public hearing on October 2, 2019 and voted 9-0 to recommend approval of the ordinance.