

LDC Task Force Meeting

Identification of Issues

- Dimensional Standards
 - Setbacks - The unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located.
 - The majority of variance requests are seeking fewer restrictions on setbacks.
 - The zoning district has been established in older neighborhoods but many lots do not comply with dimensional standards.
 - Many lots have smaller lot widths and are spaced closer together
 - Some neighbors have stated that they would be alright with reducing setbacks between properties; however, the LDC restricts this.
 - Wide variety of standards between the residential zoning districts (SR-0 to SR-5). (e.g. interior-side setbacks typically range from 4'-10')
 - Setback averaging – confusing and difficult to administer
 - Setbacks based on width of lot results in inconsistent requirements between neighbors
 - Developer requested reduction in setbacks to increase density and reduce the cost of special assessments (i.e. Valley View C-O)
 - Examples include requests for larger garages and home expansions that encroach into the established setback distances.
 - Building Coverage - The area of a lot covered by buildings (principal & accessory) or roofed areas.
 - Smaller lots in established neighborhoods create challenges for those who would like to expand.
 - Many homes on sub-standard sized lots already exceed the maximum allowable building coverage allowance, making expansion impossible without a variance. (e.g. 1,500 ft² house on a 4,000 ft² lot)
 - Accessory structures may not have more coverage than primary structure
 - Creates issues for residents with small houses who want more garage space
 - Height - The vertical distance between the average finished grade at the base of the building along the side of the building being measured
 - Most height variance requests are correlated to the height of the accessory structure.
 - “Loop hole” with steep A-frame & barn roofs allows 2-story garage to meet 15' height restriction
 - Detached garage restricted to 15' even if it meets primary structure setbacks
- Occupancy
 - Conversion of single-family homes from owner-occupancy to renter-occupancy

- Maintenance issues, slum-lords, junk & debris
- Over occupancy
 - Illegal parking, safety, on-street parking
- Density – Number of dwelling units for each acre of land.
 - Up-zoning, infill, addition of units to existing structures
 - Disjointed design, on-street parking
 - Requests to convert single-family homes to duplex or multi-family.
 - Per the LDC definition of a household, a group of more than 3 persons not related by blood, marriage, adoption or guardianship living together in a dwelling unit is not permitted by right.
 - Do we want to see higher occupancy/density in our older neighborhoods?
- Historic Preservation
 - Compatibility of new construction with existing character and scale
 - Example:
 - Stoner house
 - Bartram's 710 Lofts
 - Addition of garage space

Table 20-0501

Dimensional Standard	Zoning District										UMU
	AG	SR-0	SR-1	SR-2	SR-3	SR-4	SR-5 ^[9]	MR-1	MR-2	MR-3	
Maximum/Minimum Density (UPA - Units per Acre)	0.1 Max.	1.0 Max.	2.9 Max.	5.4 Max.	8.7 Max.	12.1 Max.	14.5 Max.	16.0 Max.	20.0 Max.	24.0 ^[1] Max.	18.0 Min.
Minimum Lot Size											
Area (Sq. Ft.)	10 Ac	1 Ac ^[2]	15,000	8,000	5,000	3,600	3,000	5,000	5,000	5,000	2,420
Width (Ft.)	200	120	80	60	50 ^[3]	34 ^[3]	25	50 ^[3]	50 ^[3]	50 ^[3]	50 ^[3]
Minimum Setbacks (Ft.)											
Front	50 ^[4]	50	35	30	20	15 ^[5]	15 ^[5]	25	25	25	10
Interior Side ^[6]	25	25	15%/15	10%/10 0	10%/10	4	4	15%/25	15%/25	10	5
Street Side	25 ^[7]	25	17.5	15	12.5	10	10	12.5	12.5	12.5	10
Rear	50	50	25	25	15	15	15	20	20	20	15
Max. Building Coverage (Pct. of Lot)	NA	25	25	30	35	45	50	35 ^[8]	35 ^[8]	35 ^[8]	75
Minimum Open Space (Pct. of Lot)	NA	NA	NA	NA	NA	NA	NA	35	35	35	NA
Maximum Height (Ft.)	35	35	35	35	35	35	35	35	45	60	60