

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 -1½	—	—
RE	43,560		1	100	120	—	15	—	5	30	35/2 -1½	—	—
R-20	20,000		2	65	90	—	10	—	5	30	35/2 -1½	—	—
R-6 ¹	6,000		7	30	50	150	10	—	5	20	35/2 -1½	—	—
R-5 ¹	5,000		9	30	45	150	10	—	5	20	35/2 -1½	—	—
R-4 ¹	4,000		11	20	35	150	—	5	20	35/2 -1½	—	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.
