

DOCKET: UDO-CC28
STAFF: [Dan Roberts](#)

REQUEST

Planning and Development Services staff is proposing an ordinance amendment to modify Chapter 4 of the *Unified Development Ordinances (UDO)* to amend provisions for single-family uses within residential multifamily districts.

BACKGROUND

As part of its 2024-2025 work program, planning staff was tasked with evaluating UDO standards for single-family uses in Residential Multifamily (RM) zoning districts. This item arose from previous zoning requests in which it was revealed that single-family uses were subject to varying, and at times, more stringent standards than more intense Residential Multifamily uses.

Currently, minimum dimensions for single-family uses in RM districts do not scale logically as maximum allowable density increases. This creates a potential scenario in which a single-family use would not meet UDO requirements despite being located in a higher intensity district.

For example, single-family uses in RM-18 have a lower minimum lot size requirement than both RM-8 and RM-12, despite it being a more intense district. While the single-family residential use is permitted in these districts, the dimensions effectively prevent the use from being utilized because the building footprint would be inefficient or unrealistic given the lot dimensional requirements.

ANALYSIS

The changes proposed in this amendment intend to improve the consistency of minimum lot size and lot dimensions for single-family uses within residential multifamily districts. Changes made to **TABLE 4.5.18: MINIMUM LOT SIZES IN THE RM DISTRICTS** will set the minimum lot size for single-family uses in all RM districts to 5,000 sq. ft and will standardize lot dimensional requirements. The changes will ensure that every RM district now has the same minimum required lot size and rectifies the logical inconsistency of RM-8 and RM-12 having higher minimum requirements than RM-18 and RM-U.

In addition, a footnote will be added to each RM district dimensional requirement table that will instruct users of the UDO to reference the RM-5 table for specific requirements related to single-family uses in any RM district.

CONCLUSION

This amendment will rectify discrepancies related to dimensional requirements for single-family uses within residential multifamily districts as well as improve the logic and clarity throughout multiple UDO sections. Furthermore, the proposed changes remove barriers which will improve infill development opportunities by allowing a single-family use within a multifamily district without requiring a rezoning from RM to RS, or approval of a variance from the Zoning Board of Adjustment.

RECOMMENDATION: APPROVAL

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR UDO-CC28
OCTOBER 10, 2024**

Daniel Roberts presented the staff report. Mr. Steelman asked for clarification regarding setbacks for single family homes in RM districts, which Mr. Roberts and Mr. Murphy provided.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Jason Grubbs recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jack Steelman

VOTE:

FOR: Walter Farabee, Jason Grubbs, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: Jason Grubbs recommended approval of the ordinance amendment.

SECOND: Jack Steelman

VOTE:

FOR: Walter Farabee, Jason Grubbs, Chris Leak, Mo McRae,
Salvador Patiño, Lindsey Schwab, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services