

UDO-CC28

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.

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Background

- This work program item arose from previous rezoning 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.
- This amendment intends to improve logic and consistency for single-family uses, especially as maximum allowable density increases.

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Summary

- 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 single-unit minimum lot size will now be the same for every RM district.

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Summary

TABLE 4.5.18: MINIMUM LOT SIZES IN THE RM DISTRICTS [2]

NUMBER OF UNITS	MINIMUM LOT SIZE BY ZONING DISTRICT [1]				
	RM-5	RM-8	RM-12	RM-18	RM-U
1	5,000	8,000 5,000	7,000 5,000	5,000	5,000
2	7,000	10,000	10,000	9,000	7,000
3	9,000		15,000	12,000	9,000
4	11,000		18,500	14,500	11,000
5			22,000	17,000	12,500
6			24,000	19,500	14,000
7				22,000	15,500
8				23,500	17,000
9				25,000	18,500
10				26,000	20,000
11					21,500
12					22,000

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Summary

- 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 – the added footnote is as follow:

Single-family uses within all RM districts shall meet the “Single Family” dimensional requirements of Table 4.5.11, General Dimensional Requirements in the RM-5 District.

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Conclusion

- This amendment will rectify discrepancies and improve logic and clarity throughout multiple UDO sections.
- The proposed changes remove barriers which will improve infill development opportunities by removing the need to rezone from RM to RS, or to receive variance approval from the Zoning Board of Adjustment.

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Recommendation

The City / County Planning Board unanimously recommended approval at their October 10th Public Meeting.