

POTENTIAL ZONING ORDINANCE AMENDMENTS
ADDITIONAL DEVELOPMENT WITHIN THE EXISTING URBAN GROWTH BOUNDARY

Listed below are existing zoning standards that could be eliminated or modified in order to accommodate more development within the existing city and urban growth boundary.

I. Existing Lots

A. Lot Aggregation Rules

1. No development of lots of less than 2,500 square feet

Potential Impact: Very Limited

2. Combining contiguous lots to achieve the minimum lot size, e.g. two 50'x50' lots to achieve the minimum lot size, of 5,000 square feet in the R-1 and R-2 zone.

Potential Impact: Limited to Moderate

3. Requiring a minimum lot size of 4,000 square feet for contiguous lots in the same ownership in the R-1 and the R-2 zone.

Potential Impact: Very Limited

B. Lot Size Requirements

1. R-L Zone, Minimum Lot Size 10,000 square feet. Prior to 1979, the minimum lot size in these areas was 5,000 square feet.

Potential Impact: Limited to Moderate

2. RVL Zone, minimum lot size one acre.

Potential Impact: Limited

C. Requirement for 25 feet of lot frontage on a street

Potential Impact: Very Limited

II. Creation of new lots

A. Lot Size Requirements

1. Slope/density standard

Potential Impact: Significant for areas annexed into the city from UGB. Limited impact on areas already within city.

2. Eliminating the RL zone

Potential Impact: Significant, only if implemented in conjunction with the elimination of the slope /density standard. Mode rate impact if slope/density standard retained.

3. Reducing the minimum lot size in the R-1 and R-2 zone to 4,000 square feet or less

Potential Impact: Mode rate

4. Implementing a maximum lot size requirement

Potential Impact: Mode rate, although its effect could be increased if implemented in conjunction with a reduced minimum lot size .

Listed below are potential zoning standard modifications that could facilitate “needed housing” within the City.

1. Provide for “townhouse” development in the R-3 and C-1 Zone. Such regulations would permit individually owned lots with a minimum lot size of 2,500 square feet and provide for “common wall” construction.
2. Permit accessory dwellings as an outright use in all residential zones. Presently, they are conditional uses in the R-1 and RL zone.
3. Eliminate the 99 foot spacing standard for duplexes in the R-2 zone.

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