Policy 1.1.12 Maximum Standards for Small Lot Single Family Residential Developments

PURPOSE:

This policy is to provide the City and developers a set of guidelines for development on small lots, regardless of the underlying zoning district, with suggested development standards that are definitive and that assist in project evaluation for small lot developments with a PD Combining District. Some of these standards are similar to the requirements of the R-1.5 and R-1.7/PD Zoning District.

POLICY STATEMENT:

Suggested minimum development standards for small lot residential developments:

1. Projects with lots of 4,200 square feet or smaller should maintain an overall project (including interior private drives and streets) floor area ratio (FAR) of 50% (a requirement of R-1.5 and R-1.7/PD) or less.

2. Usable open space should total 500 square feet or greater, with dimensions of 15 feet or greater in every direction.

3. The exterior boundaries of a proposed project adjacent to existing residential development should maintain a maximum required second story side yard setback along the side adjacent to the existing homes.

(Adopted: RTC 98-010 (10/20/1998)

Lead Department: Community Development