


MEMORANDUM TO: Planning Commission

FROM: Greg Ossont, Director
Planning and Code Administration 

DATE: November 25, 2008

SUBJECT: Development Standards – Front Yard Coverage

As you are aware, the Mayor and City Council recently approved T-385, an amendment to the zoning ordinance as it relates to residential site plan requirements. Throughout the public process, a separate matter of front yard coverage was discussed as well. Staff has identified that the development standards for the R-90 zone limit total lot coverage but do not differentiate front, rear and side yard areas.

Staff is suggesting that a new text amendment be drafted for consideration. Essentially, the development standard section would be amended to limit the amount of impervious front yard lot coverage in addition to the existing total lot coverage language. For your review, a copy of the pertinent section is attached.

Staff will be prepared to discuss this matter at the regular meeting December 3, 2008. Pending Planning Commission concurrence, staff would draft a text amendment and advertise for a joint public hearing.

property line which forms an external boundary of the cluster development. Within the cluster development, there shall be no minimum yard requirements; except that no building shall be located less than five (5) feet from any public or private street. The planning commission in approving the site development plan shall determine the minimum distance between buildings.

(Ord. No. O-7-72; Ord. No. O-6-79, § 1; Ord. No. O-3-88, 3-28-88; Ord. No. O-5-93, 4-12-93; Ord. No. O-17-93, 11-15-93; Ord. No. O-21-97, 11-17-97; Ord. No. O-5-04, 1-20-04)

Sec. 24-31. Density requirements.

The density of dwelling units in the R-90 Zone shall not exceed an average of three (3) dwelling units per acre.

(Ord. No. O-2-65, Art. 3, § 1)

Sec. 24-32. Dimensional restrictions.

In the R-90 Zone:

- (a) The minimum area of a lot used for a single-family dwelling shall be nine thousand (9,000) square feet.
- (b) The minimum width of lots shall be seventy-five (75) feet; provided, however, notwithstanding the definition of the term "lot measurements" and the requirement therein contained in section 24-1 of this chapter, the minimum width of lots may be reduced to not less than sixty (60) feet at the building restriction line if:
 - (i) The lots are part of land resubdivided by plat prior to March 1, 1946; and
 - (ii) If there exist other lots created by plat or deed along the same street block with lot widths less than seventy-five (75) feet.
- (c) The depth of each front yard and rear yard shall be no less than thirty (30) feet. The depth of each side yard shall be no less than ten (10) feet.
- (d) The minimum distance between main buildings shall be fifty (50) feet.
- (e) No less than fifty (50) percent of the lot area of each project in this zone shall be devoted to green space.
- (f) The maximum lot coverage shall be thirty (30) percent.
- (g) No buildings shall exceed two and one-half (2½) stories in height or thirty-five (35) feet.

(Ord. No. O-2-65, Art. 3, § 1; Ord. No. O-20-93, 12-6-93)

Sec. 24-32.1. Traditional Neighborhood Design (TND) option.

The Traditional Neighborhood Design (TND) option may be used as an alternate method of development, subject to compliance with the standards set forth in section 24-22.3 of Chapter 24 of this Code.

(Ord. No. O-3-99, 1-19-99)