



Memo

Meeting Date: June 21, 2016

To: Planning and Zoning Commission members

From: Roxanne Johnston, City Planner

Subject: Amendments to the Zoning Ordinance. More specifically, Article 6, Section 6-6 entitled "Districts and Permitted" by adding minimum floor area requirements for certain zoning districts.

Purpose: Approval of these amendments to this Zoning Ordinance section will ensure consistent minimum scales of new construction throughout existing and future residential neighborhoods.

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General Information:

In order to maintain consistency in the visual scale of certain residential zoning districts and the Central Area District which allows for single-family uses, for example, Staff is proposing a minimum floor area limit in the Agricultural (A), Single-Family Dwelling (SF1, SF-2, SF-3) and the Central Area (CA).

An important note is that some existing subdivisions contain minimum floor area allowances in their legally recorded deed restrictions and it is not the intent of Staff to modify these documents. For example, the Caroline Court Addition located northeast of Howard College in the Fenn Street area contains a deed restriction that mandates no homes can be built that are less than 1400 square feet. Notwithstanding more stringent legally recorded subdivision restrictions that may already specify minimum floor area requirements for development in those subdivisions, the following table is the Staff proposals for limiting floor area.

Use	Districts						
	A	SF-1	SF-2	SF-3	2F	GR	MF

	Agricultural	Single Family Dwelling	Single Family Dwelling	Single Family Dwelling	Two Family Dwelling	General Residential	Multiple Family Dwelling
Minimum floor area allowable for principal residential building	1,500	1,500	1,200	1,000			

B. Schedule Minimum Floor Area. – Residential Uses in Non-Residential Districts

Use	Districts							
	O	NS	R	LC	HC	CA	LI	HI
	Office	Neighborhood Service	Retail	Light Commercial	Heavy Commercial	Central Area	Light Industrial	Heavy Industrial
Minimum floor area allowable for principal residential building						1,000		

Where there are no subdivision deed restrictions, and in the case where there is an irregular lot that may not accommodate a larger home, then a developer would have the option of going through an appeals process (seek a variance) as outlined in Section 5-2 of the Zoning Ordinance.