

## **Summary of Proposed Amendments Relating to Small Lot Development in Single-family Zones**

### **1. Development Standards for Single Family Homes on Undersized Lots**

- Structure Depth: Limit structure depth to twice the lot width on historic lots less than 3,200 sq. ft.
- Structure Height:
  - Apply standard single family height limits (30', plus 5' for pitched roof) for lots that are at least 3200 sq. ft., based on largest rectangular area within lot lines.
  - For lots under 3,200 sq. ft., establish maximum height of 18 feet plus 5 feet for a pitched roof, or 22 feet plus 5 feet for a pitched roof for structures with no more than two floors and 10 foot floor-to-floor height on the ground floor.
  - Extend these height limits to additions to existing houses as well as new structures.

### **2. Modifying and clarifying exceptions to minimum lot area requirements**

- Minimum Lot Size: Establish a standard absolute minimum of 2,500 sq. ft. for lots established under most lot area exceptions, and require a special exception review process (a Type II decision with public notice, opportunity to comment and appeal) for development of lots under 3,200 sq. ft. in area.
- 75/80 Rule: Maintain the 75/80 rule and revise/clarify the lot calculation.
- 100 Percent Rule: Provide a limited new lot area exception for lots with areas equal to or greater than the mean area of the lots within the same block front.
- Historic Lots, Deeds or Contracts: Continue not to allow use of old tax records; discontinue use of historic mortgages and contracts of sale; and clarify use of deeds for establishing historic lot exceptions.
- Developing Abutting Lots in Common Ownership: Where there are multiple, vacant historic lots averaging less than 3,200 sq. ft., require consolidation rather than separate development.
- Lot Line Adjustments: Clarify use of lot boundary adjustments for creating lot area exceptions.

### **3. Minor Code Adjustments and Clarifications**

- Multiple Houses, One Lot Clarifications: Clarify that separate ownership for existing houses may be achieved through unit lot subdivision, and eliminate special subdivision provisions for multiple houses on a lot.
- Revise Code Language: Simplify lot area exceptions in subsection 23.44.010.B.1, and clarify that parcels that don't qualify for separate development must be included as a part of the building site when abutting property is developed.
- Minimum Dimensions Clarified: Clarify measurement for lot coverage purposes — at least 10 feet in all directions, rather than 10 feet in any direction.
- Eliminate Exhibits for 23.44.010: Delete graphics that are no longer relevant.
- Amend Definitions: Clarify "lot", "front lot line," "front yard," and "rear yard."