

What does the 2004 UDC say?

Title 16: Unified Development Code

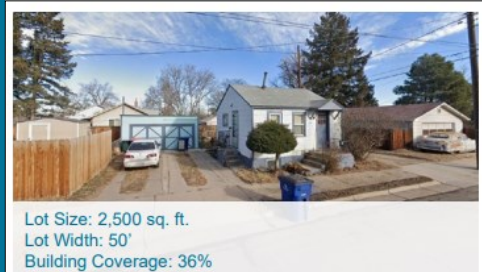
Small-lot detached housing is a variant of detached housing that is allowed on smaller lots than is generally allowed and can be developed in all residential districts with the following stipulations:

- A one-unit dwelling can be constructed on an “Urban Lot” in all residential districts if the lot:
 - Was a lot of record containing a one-unit dwelling on or before February 23, 2004,
 - Contains a minimum of 3,000 square feet of lot area, and
 - Has a minimum of 25 feet of lot width.
- A one-unit dwelling can be constructed on a “Small Lot” in all residential districts if the lot:
 - Was a lot of record on or before February 23, 2004;
 - Contains a minimum of 6,000 square feet in the R-1-A and R-1-B districts, 4,500 square feet in the R-1-C district, or 4,000 square feet of lot area in the R-2 and MU-R-3 districts; and
 - Has a minimum of 50 feet of lot width in the R-1-A and R-1-B districts or 37 feet of lot width in the R-1-C, R-2, and MU-R-3 districts.
- Dwellings must meet all other standards listed in EMC Title 16.



Lot Size: 1,691 sq. ft.
Lot Width: 34'
Building Coverage: 36%

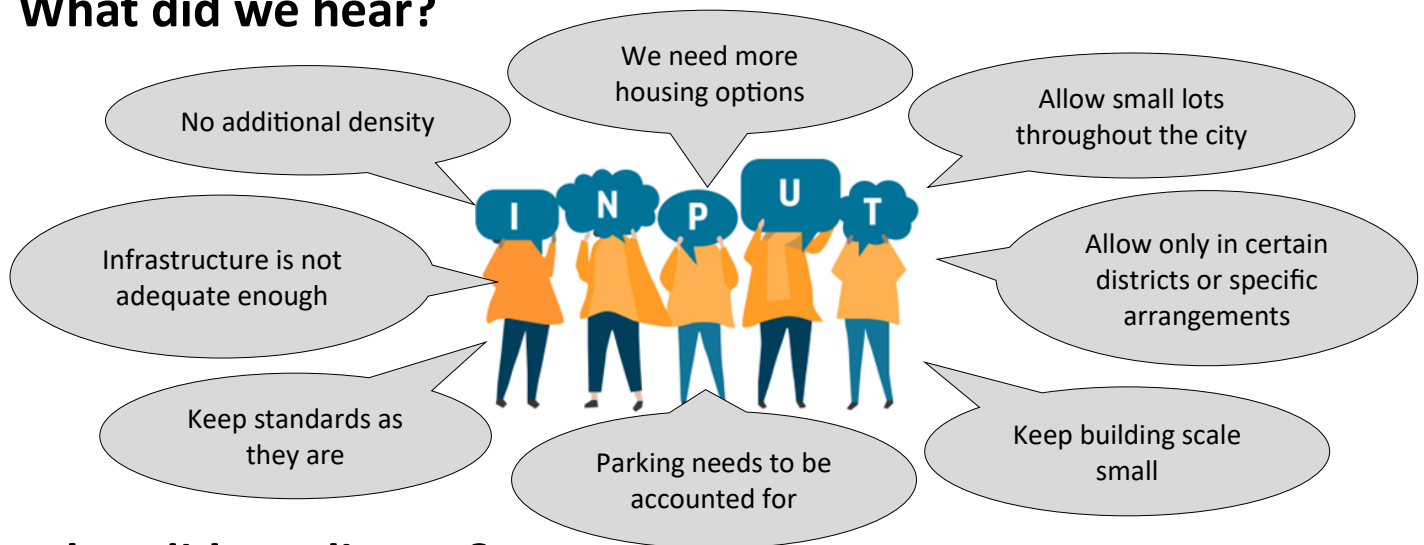
End grain pattern | half block
<https://goo.gl/maps/ZTQVwT65YqZuLkfw5>



Lot Size: 2,500 sq. ft.
Lot Width: 50'
Building Coverage: 36%

Alley adjacent
<https://goo.gl/maps/9SA9X8NnW7aWB49b8>

What did we hear?



What did we discuss?

- Should small-lot detached housing be allowed without current stipulations?
- Should small lots be allowed everywhere, allowed as location specific, allowed in certain districts, or allowed as location specific in certain districts?
- Where and how do small lots occur now?
- Should small lots be limited to only what is existing now?



Lot Size: 2,971 sq. ft.
Lot Width: 24'
Building Coverage: 33%

Mid-block
<https://goo.gl/maps/Lid6VL5gobb6RAJ16>



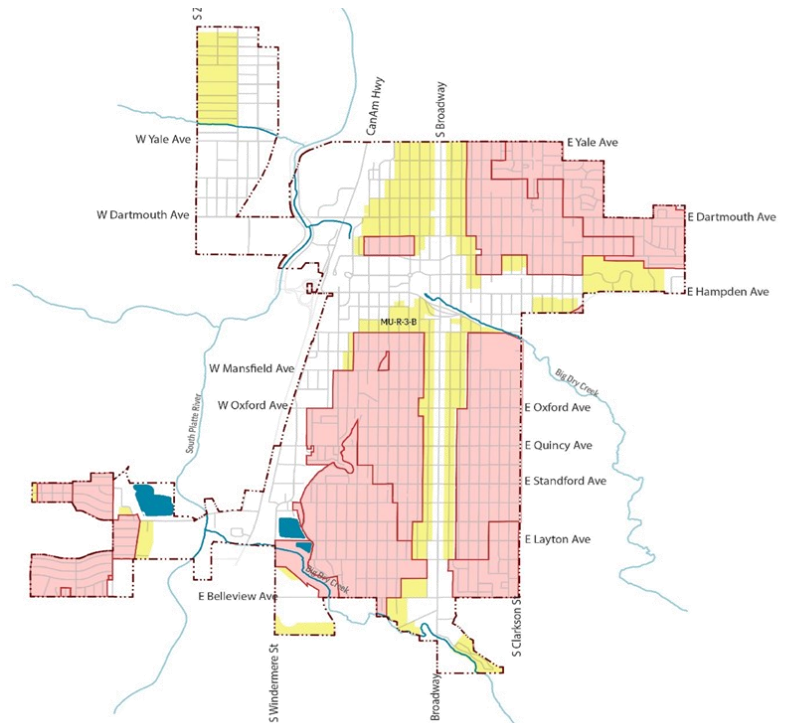
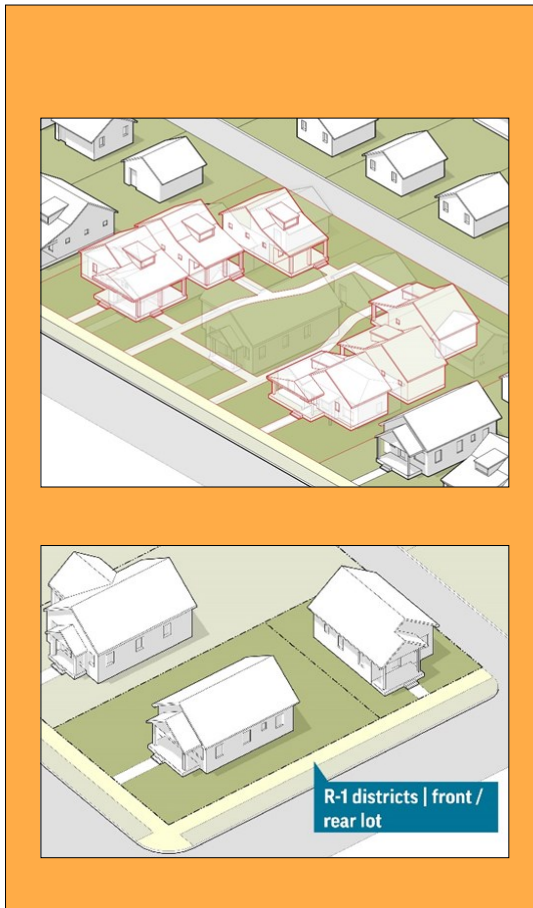
What does CodeNext bring to the table?

Revised Title 16: Unified Development Code, 2023

Small-lot detached housing is a variant of detached housing that is allowed on smaller lots than is generally allowed. In the R-1 districts, it is allowed in two forms (courtyard scenarios and front/rear lot scenarios). The minimum lot size requirements per district are:

Small-Lot Detached Housing Allowances in R-1 Districts			
	R-1-A	R-1-B	R-1-C
Front Lot Minimum Lot Area	6,000 square feet	4,800 square feet	4,000 square feet
Rear Lot Minimum Lot Area	3,000 square feet	2,400 square feet	2,000 square feet
Courtyard Lot Minimum Lot Area	3,000 square feet	2,400 square feet	2,000 square feet

- Building heights for small lot detached homes (courtyard lots and rear lots) reduced from 32 feet to 25 feet
- Lot coverage is being increased from 40% to 50%—60 % to accommodate homes on smaller lots
- Courtyard patterns are subject to additional design standards related to access, frontages, and open space
- Minimum lot size requirements for detached housing in R-2 and MU-R-3 districts reduced from 6,000 square feet to 3,000 square feet



- Small-lot detached houses allowed throughout R-2 & MU-R-3 districts
- Small-lot detached houses allowed in limited locations in R-1 districts

