

Interim Rules for Development on Small Single-family Lots

The City Council adopted Ordinance 123978 on September 10, 2012,

The Ordinance was adopted as an emergency, interim measure, while issues are reviewed. This means that it was effective upon adoption.

The Ordinance includes a work plan leading to adoption of permanent development regulations by September 2013.

Summary of the Legislation

The interim regulations restrict the exceptions provided in the Land Use Code for parcels in single-family zones that were lots of historic record prior to 1957:

1. Lots can no longer qualify on the basis of historic tax records;
2. Lots with an area under 50 percent of the minimum requirement for the zone (i.e. less than 2,500 square feet in an SF 5000 zone) can no longer qualify; and
3. Lots with an area at least 50 percent of the minimum, but under 3,750 square feet are limited to a base structure height of 22 feet;
 - o Pitched roofs may extend above that height, as well as rooftop features, according to the general standards for SF zones;
 - o This new height limit under the interim standards does not apply to additions to houses already present on lots less than 3,750 square feet in area.