

**Current Ordinance:**

*Article V, District Development Standards, of the Unified Development Code*

*Section 6. Overlay Districts*

*Section 4. Southside Residential Neighborhood Overlay (SRO) District*

- (A) *Purpose.* This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.
- (B) *Other Requirements.* Any requirements necessary for residential development or use not specifically stated in this section shall comply with the SF-7 District requirements.
- (C) *Area Requirements.*

- (1) Minimum lot area: 5,000 square feet.
- (2) Maximum number of single-family detached dwellings units per lot: one.
- (3) Minimum square footage per dwelling unit: 900 square feet.
- (4) Minimum lot frontage on a public street: 50 feet.\*
- (5) Minimum lot depth: 100 feet.\*
- (6) Minimum depth of front yard setback: 20 feet.\*
- (7) Minimum depth of rear yard setback: ten feet.\*
- (8) Minimum width of side yard setback:
  - (a) Internal lot: six feet.\*
  - (b) Abutting street: 15 feet.\*
  - (c) Abutting an arterial: 20 feet.\*

*\*These setbacks may be varied by the planning and zoning commission and city council upon request of the applicant.*

- (9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
  - (10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
  - (11) Maximum building coverage as a percentage of lot area: 40 percent.
  - (12) Maximum building height: 32 feet.
  - (13) Minimum number of paved off-street parking spaces required for:
    - (a) One single-family dwelling unit: two. An enclosed garage shall not be considered in meeting the off-street parking requirements.
    - (b) All other uses: see article V, Parking and Loading.
- (D) Consideration of special request in furtherance of neighborhood preservation. The city council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for consideration. Upon recommendations from the planning and zoning commission, the city council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.

**Proposed Amendments:**

Article V, District Development Standards, of the Unified Development Code

Section 6. Overlay Districts

Section 4. Southside Residential Neighborhood Overlay (SRO) District

(A) Purpose. **The purpose of the Overlay District is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood. This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.**

(B) Other Requirements. Any requirements **necessary for residential development or use** not specifically stated in this section shall comply with the **Single Family 7 (SF-7)** District requirements.

(C) Area Requirements.

- (1) Minimum lot area: 5,000 square feet.
- (2) Maximum number of single-family detached dwellings units per lot: One.
- (3) Minimum square footage per dwelling unit: 900 square feet.
- (4) Minimum lot frontage on a public street: 50 feet.\*
- (5) Minimum lot depth: 100 feet.\*
- (6) Minimum depth of front yard setback: 20 feet.\*
- (7) Minimum depth of rear yard setback: 10 feet.\*
- (8) Minimum width of side yard setback:

- (a) Internal lot: 6 feet.\*
- (b) Abutting street: 15 feet.\*
- (c) Abutting an arterial: 20 feet.\*

**~~\*These setbacks may be varied by the planning and zoning commission and city council upon request of the applicant.~~**

- (9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
- (10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
- (11) Maximum building coverage as a percentage of lot area: 40 percent.
- (12) Maximum building height: 32 feet.
- (13) Minimum number of paved off-street parking spaces required for:

- (a) One Single-Family Dwelling Unit: Two **(2) Parking Spaces**. An enclosed garage shall not be considered in meeting the off-street parking requirements.
- (b) All Other Uses: **see article V, Parking and Loading. see Article VI, Parking and Loading, of the Unified Development Code.**

(D) *Consideration of Special Request in Furtherance of Neighborhood Preservation.* The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, **the use of alternate building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, reductions in the building setbacks,** or other requests submitted for consideration **to the Planning and Zoning Department.**

**~~Upon receipt of such special requests, the city council shall review same and forward its recommendation to the planning and zoning commission for~~**

~~consideration. Upon recommendations from the planning and zoning commission, the city council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in this Unified Development Code. Such special requests may be denied by the city council by passage of a motion to deny.~~

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code. Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

(Ord. No. 10-14, § 36, 7-6-2010)