

ZONING INTERPRETATION RECORD

Subject of Interpretation: Administrative Approval of Amended Development Standards - Lot Width

Zoning Ordinance Section Number: 7.857.A. Administrative Approval Process

Title of Section: Amended development standards

Cause for Interpretation: There have been numerous requests for amended development standards for rezoning cases and preliminary plats. The requests include amended lot size, which is specifically spelled out in the zoning ordinance in subsection 3, setbacks, specifically spelled out in subsection 4, and lot widths, not specifically spelled out in this section. Therefore, after amended development standards are agreed to by the City in an application, these standards are approved with the associated case and the remaining underlying zoning standards apply to all other aspects of the subject site. Since lot size and setbacks are specifically spelled out in the amended development standards section, it has been assumed that lot width was also included. This inclusion should be made a part of the amended development standards section in order to not automatically apply the underlying lot width requirement for that particular zoning.

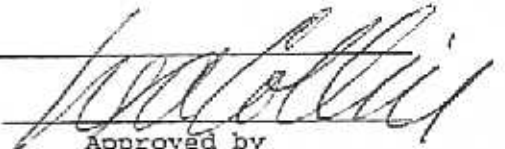
Interpretation: Since Section 7.857.A.4 states that minimum setbacks and distance between buildings of the applicable zoning district requirements may be reduced by no more than twenty-five (25) percent, this shall also include lot widths. Therefore, because lot width is related directly to setbacks, lot widths can be reduced a maximum of twenty-five (25) percent under the administrative approval process for amended development standards in Section 7.857.A. The applicant shall demonstrate that the modifications better achieve the purposes of the ESL in Section 7.810 than the existing standards do.



Interpretation by
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5/23/96

Date



Approved by
Lisa Collins