

SMALL LOT AMNESTY

Applied Neighborhood-Wide Only

LDC Chapter 25-2-1406

DESCRIPTION

Small lot amnesty permits construction or major renovation of existing single-family homes on **EXISTING legally-created lots** that do not meet current minimum lot standards. To qualify, the lot must have a minimum area of 2,500 square feet and a minimum width of 25 feet. This special use applies to all zoning districts and overlays that permit single-family homes.

Under existing regulations that apply city-wide, an existing, legally-created lot less than 5,750 square feet that does not comply with current zoning regulations cannot be legally developed or have substantial improvements made to existing buildings (unless it is a qualified substandard lot (LDC 25-2-943) with a minimum lot area of 4,000 square feet and platted before March 15, 1946). Many legally subdivided lots in older parts of the city that do not meet current standards or do not qualify as substandard lots are sitting vacant or the homes on those lots are deteriorating because major improvements are not allowed.

Development under small lot amnesty must meet the following:

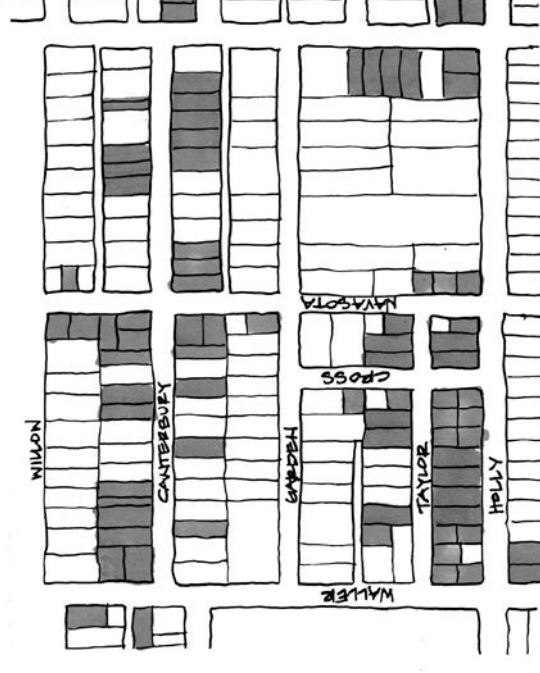
- Front setback: For lots adjacent to a legally developed lot with a front setback less than 25 feet, the minimum front yard setback is equal to the average of the front yard setbacks applicable to adjoining lots.
- Other setbacks: Must comply with base zoning district.
- Parking: Must comply with parking requirements for single-family uses.
- Impervious Cover: Maximum impervious cover is 65% for lots 4,000 square feet or less. For other lot sizes, maximum impervious cover determined by the base zoning district.
- Building Coverage: Must comply with base zoning district.

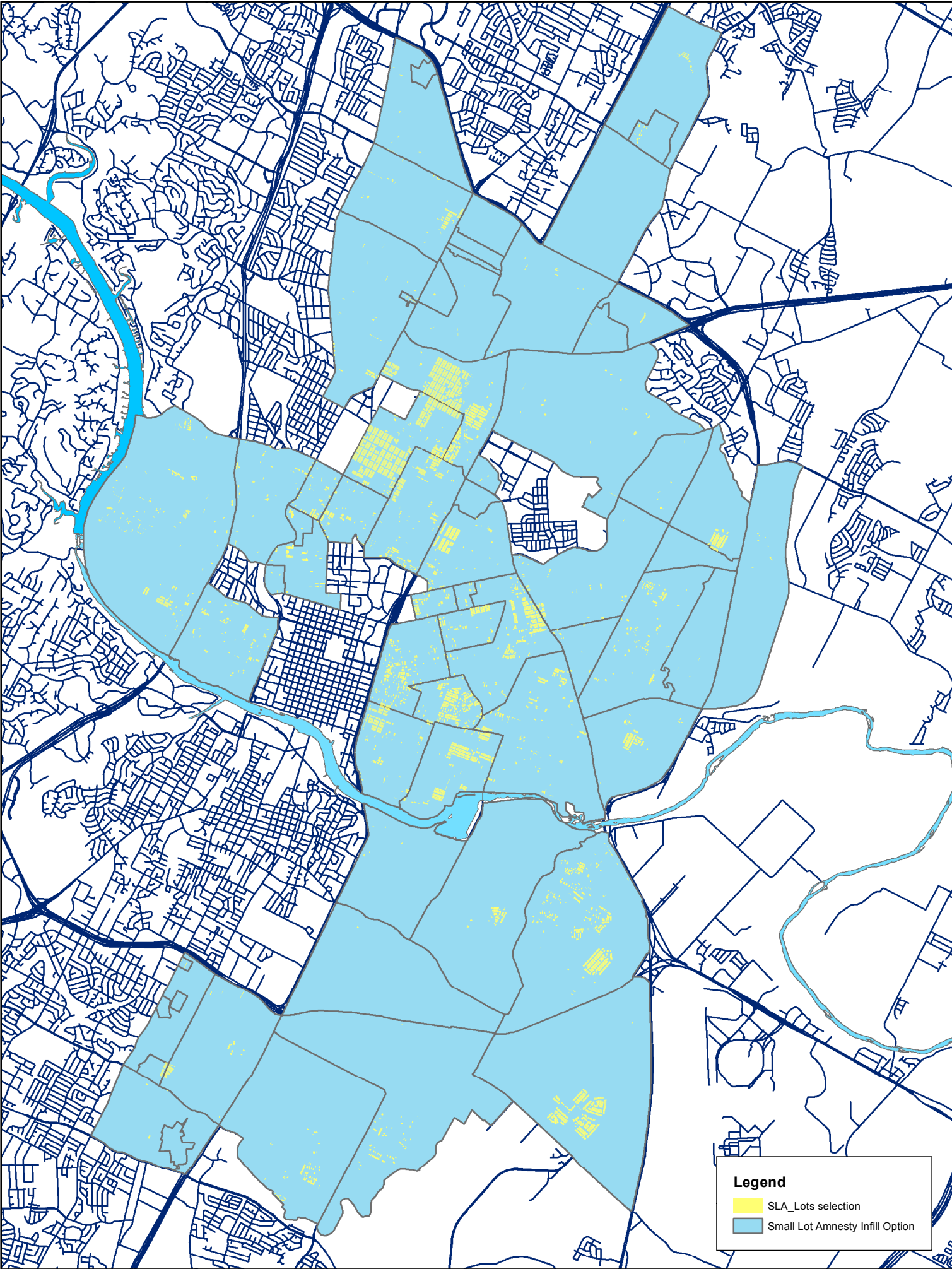
NEW OPTION:

If small lot amnesty is selected, the neighborhood can also choose to permit the Secondary Apartment Special Use (see page 7) on lots that qualify for small lot amnesty.

Diagram of Existing Small Platted Lots in the East Cesar Chavez Neighborhood

Formerly illegal small lots (East Cesar Chavez NP chose small lot amnesty).





Legend

- SLA_Lots selection
- Small Lot Amnesty Infill Option