



# Planning and Community Development

Ryan Countryman

Council Initiated:

Yes

No

**ECAF:** 2024-1413

**Ordinance:** 24-060

**Type:**

Contract

Board Appt.

**Code Amendment**

Budget Action

Other

**Requested Handling:**

**Normal**

Expedite

Urgent

**Fund Source:**

General Fund

Other

**N/A**

**Executive Rec:**

**Approve**

Do Not Approve

N/A

**Approved as to**

**Form:**

**Yes**

No

N/A

**Subject:** Code Amendment – Minimum Lot Size in LDMR and MR zoning.

**Scope:** Ordinance 24-060 would amend SCC 30.23.032 to reduce the minimum lot size in Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zoning.

**Duration:** N/A

**Fiscal Impact:**  Current Year  Multi-Year  **N/A**

**Authority Granted:** None

**Background:** Ordinance 24-060 contains recommendations from the Planning Commission and Executive Branch on an ordinance referred to them by Council Motion 23-542. Councilmember Nehring proposed changes to minimum lot size provisions for LDMR and MR zoning in an ordinance attached to Motion 23-540. The Council discussed these on December 5, 2023, in Planning and Community Development Committee, and again on December 13, 2023, and January 3, 2024, in General Legislative Session. Apart from some minor rephrasing for technical reasons, Ordinance 24-060 is substantively the same as what the Council referred to the Planning Commission.

LDMR and MR zoning both have a current minimum lot size of 7,200 square feet. Yet, LDMR allows a base density of one unit per 4,000 square feet and MR allows a base of one unit per 2,000 square feet. A result of this mis-match between density and lot size is that much of the development in these zones relies on the Single Family Detached Unit (SFDU) process which is not a subdivision process and typically results in detached condominiums.

Ordinance 24-060 would amend SCC 30.23.032 to reduce the minimum lot size requirements in LDMR and MR zoning to 4,000 square feet and 2,000 square feet, respectively. This would enable subdivision of at current SFDU densities. This staff report does not show the amendments verbatim because the effected section is in a table spanning several pages. Details are in the [council staff report to the Planning Commission dated January 8, 2024](#), available at the link and in the agenda package.

**Request:** Move Ordinance 24-060 to General Legislative Session to set date and time for a hearing. Suggested: August 14, 2024, at 10:30 am.