



## Z-20-07: R-1, R-2, and R-3 Land Locked Lots Legislation

### Overview

**What:** This ordinance will amend the R-1, R-2, and R-3 zoning districts to require a special use permit to build a single-family detached dwelling on any land locked lot.

The paper before you is a substitute for the original paper that was introduced. After the paper was introduced, some edits were made for clarity and to include the R-3 zoning district.

**Why:** The purpose of this ordinance is to require the development of single-family detached dwellings on land locked lots to go through the Special Use Permitting process. This ordinance recognizes the unique land use challenges that come with developing single-family homes on land locked lots and therefore recommends that the City use the Special Use Permitting process to analyze these proposed developments on a case by case basis.

**When:** The Zoning Review Board (ZRB) is scheduled to hold a public hearing in July 2020.