
Proposed Edits to UDO Adoption Draft

20.03.030(b)(3)(A) - Use-Specific Standards – Dwelling, Duplex

CURRENT LANGUAGE

(A) Location

In the R1, R2, and R3 zoning districts, duplex dwellings shall only be allowed on a lot or parcel that existed prior to the [effective date] of this UDO. Duplex dwellings shall not be permitted on abutting lots or parcels that have been consolidated after [effective date].

PROPOSED LANGUAGE

(A) Generally

- i. For any property zoned R1, R2, or R3 on [effective date], duplex dwelling uses shall not be established on any lot or parcel that has been platted, replatted, subdivided, or consolidated after [effective date] where such action creates more R1, R2, or R3 residential lots than existed prior to such action.¹
- ii. For any property that has been rezoned to R1, R2, or R3 after [effective date] that was not previously designated in the R1, R2, or R3 zoning districts, duplex dwelling uses shall be permitted by-right and shall not require conditional use permit approval.

¹ NOTE: This new language would forfeit a developer's right to build a duplex on the land if they choose to subdivide. For example, if someone owned one large parcel they would be allowed to build one duplex with conditional use approval, but if they subdivide the property they would no longer be able to build a duplex structure.

Proposed Edits to UDO Adoption Draft

20.03.030(b)(4)(A) - Use-Specific Standards – Dwelling, Triplex and Fourplex

CURRENT LANGUAGE

(A) Location

In the R1, R2, and R3 zoning districts, triplex dwellings shall only be allowed on a lot or parcel that existed prior to the [effective date] of this UDO. Triplex dwellings shall not be permitted on abutting lots or parcels that have been consolidated after [effective date].

PROPOSED LANGUAGE

(A) Generally

- i. For any property zoned R1, R2, or R3 on [effective date], triplex dwelling uses shall not be established on any lot or parcel that has been platted, replatted, subdivided, or consolidated after [effective date] where such action creates more R1, R2, or R3 residential lots than existed prior to such action.¹
- ii. For any property that has been rezoned to R1, R2, or R3 after [effective date] that was not previously designated in the R1, R2, or R3 zoning districts, triplex dwelling uses shall be permitted by-right and shall not require conditional use permit approval.
- iii. For any property that has been rezoned to R4 after [effective date] that was previously designated in the R1, R2, or R3 zoning districts, fourplex dwelling uses shall require conditional use permit approval.²

¹ NOTE: This new language would forfeit a developer's right to build a triplex on the land if they choose to subdivide. For example, if someone owned one large parcel they would be allowed to build one triplex with conditional use approval, but if they subdivide the property they would no longer be able to build a triplex structure.

² NOTE: The City may consider amending the Allowed Use Table to revise the level of permission for "dwelling, fourplex" from C* to P* in the R4 zoning district.