

# Proposed Edits to UDO Adoption Draft

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

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### **CURRENT LANGUAGE – with approval of Amendment 2**

#### **(A) Location**

- 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.
- 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.

### **PROPOSED LANGUAGE - insert new paragraph (iii)**

- iii. For any property zoned R1, R2, or R3 on [effective date], duplex dwelling uses may be established on a lot or parcel where a demolition permit has been issued when:
  1. No more than 50 percent of the gross square footage of the existing principal dwelling structure has been demolished or removed within the previous three calendar years; or
  2. The proposed duplex structure does not exceed the total gross square footage of the original structure that was demolished or removed by more than 50 percent; and
  3. The proposed duplex structure does not exceed 2,500 gross square feet, or the total gross square footage of the existing principal dwelling on the lot or parcel at the time the demolition permit was issued.

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

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### **CURRENT LANGUAGE – with approval of Amendment 2**

#### **(A) Location**

- 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.
- 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.

**PROPOSED LANGUAGE - insert new paragraph (iv)**

- iv. For any property zoned R1, R2, or R3 on *[effective date]*, triplex dwelling uses may be established on a lot or parcel where a demolition permit has been issued when:
  - 1. No more than 50 percent of the gross square footage of the existing principal dwelling structure has been demolished or removed within the previous three calendar years; or
  - 2. The proposed triplex structure does not exceed the total gross square footage of the original structure that was demolished or removed by more than 50 percent; and
  - 3. The proposed triplex structure does not exceed 2,500 gross square feet, or the total gross square footage of the existing principal dwelling on the lot or parcel at the time the demolition permit was issued.