

**Residential Zoning Improvement: Development Standards
 Frequently Asked Questions**

Share your thoughts on these proposed changes...take a survey by [clicking here](#).

Will my residential property be rezoned?

Residential property will not be rezoned. Minor changes are proposed for the district designators and certain standards. Those changes are described below.

District Designator

A district designator is an abbreviated identifier for a zone district. It is proposed that the district designators be revised to better reflect the type of residential use allowed in each zone district. The proposed new designators reflect:

- The predominate land use is residential;
- The type of residential dwelling unit; and
- The required minimum lot size or maximum density.

Example for Single-family and Duplex Residential District Designator: R-1-43		
Predominate Use	Type of Residential Dwelling Unit	Minimum Lot size
↓	↓	↓
R (Residential)	1 (1 dwelling unit)	43 (43,560 sq. ft)

Example for Multifamily Residential District Designator: R-MF-12		
Predominate Use	Type of Residential Dwelling Unit	Maximum Density
↓	↓	↓
R (Residential)	MF (Multi-family)	12 (12 dwelling units per acre)

Dimensional Standards

Minor revisions to some dimensional lot standards are recommended to better accommodate current conditions and allow some nonconforming lots to become conforming. A nonconforming lot is a lot that was created in conformance with the

zoning ordinance at the time the lot was created, but does not conform to the current zoning ordinance. The following table summarizes the proposed lot dimensional changes to the residential zone districts.

Proposed Changes to Residential Dimensional Standards			
	Current Zoning	Proposed Zoning (Bold text indicates change)	Explanation of Change
Designator	R1A	R-1-43	See above
Description	Residential One Acre		No change
Minimum Lot size	43,560 sq. ft.	43,560 sq. ft.	No change
Minimum Lot width	140 ft.	140 ft.	No change
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Designator	RR	R-1-21	See above
Description	Rural Residential		No change
Minimum Lot size	21,780 sq. ft.	21,780 sq. ft.	No change
Minimum Lot width	100 ft.	100 ft.	No change
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Designator	1-R	R-1-12	See above
Description	Large Lot Residential		No change
Minimum Lot size	12,500 sq. ft.	12,500 sq. ft.	No change
Minimum Lot width	100 ft.	100 ft.	No change
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Designator	N/A	R-1-9	This is a proposed new residential zone district. The intent of this district is to allow many nonconforming lots to become conforming.
Description	Medium Sized Lot Residential		
Minimum Lot size	N/A	9,000 sq. ft.	
Minimum Lot width	N/A	75 ft.	
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Designator	2-R	R-1-6	See above
Description	Small Lot Residential		No change
Minimum Lot Size	6,000 sq. ft.	6,000 sq. ft.	No change
Minimum Lot Width	60 ft.	60 ft.	No change

	Current Zoning	Proposed Zoning (Bold text indicates change)	Explanation of Change
Designator	3-R	R-2	See above
Description	Duplex and Single-family Small Lot Residential		No change
Minimum Lot Size	Single-family: 6,000 sq. ft. Duplex: 12,000 sq. ft.	Single-family: 5,000 sq. ft. Duplex: 10,000 sq. ft.	This change will address some nonconformance that exists in some older subdivisions.
Minimum Lot Width	Single-family: 60 ft. Duplex: 90 ft.	Single-family: 55 ft. Duplex: 90 ft.	This change will address some nonconformance that exists in some older subdivisions.
Designator	4-R	R-MF-12	See above
Description	Medium Density Attached Residential		No change
Minimum Lot Size	Single-family: 5,450 sq. ft. Duplex: 10,900 sq. ft. Multifamily: 3,640 sq. ft. per unit	Single-family: 3,630 sq. ft. Duplex: 7,260 sq. ft. Multifamily: 3,630 sq. ft. per unit	The change for single-family and duplex relates to the permitted density in the zone district. It also provides flexibility for various housing product design. The change for multifamily corrects a mathematical error in the existing ordinance.
Minimum Lot Width	Single-family: 50 ft. Duplex: 75 ft. Multifamily: 100 ft.	Single-family: 50 ft. Duplex: 50 ft. Multifamily: 50 ft.	These changes provide flexibility for various housing product design.
Maximum Dwelling Units per Acre	12	12	No change

	Current Zoning	Proposed Zoning (Bold text indicates change)	Explanation of Change
Designator	5-R	R-MF-25	See above
Description	High Density Attached Residential		No change
Minimum Lot Size	Single-family: 5,450 sq. ft. Duplex: 10,900 sq. ft. Multifamily: 1,750 sq. ft. per unit	Single-family: 3,500 sq. ft. Duplex: 7,000 sq. ft. Multifamily: 1,750 sq. ft. per unit	These changes provide flexibility for various housing product design.
Minimum Lot Width	Single-family: 50 ft. Duplex: 75 ft. Multifamily: 100 ft.	Single-family: 50 ft. Duplex: 50 ft. Multifamily: 50 ft.	These changes provide flexibility for various housing product design.
Maximum Dwelling Units per Acre	25	25	No change
Designator	6-R	R-MH	See above
Description	Mobile Home Residential District		No change
Minimum Parcel Size	5 acres	5 acres	No change
Minimum Lot Width	Single-wide: 35' Double-wide: 45'	Single-wide: 35' Double-wide: 45'	No change

Will there be any setback changes to my property?

In the single-family and duplex zone districts, there will be limited changes to the setback requirements. The proposed setback changes address the following:

- **Front and Non-Primary Front Setbacks:** The proposal to amend the front and non-primary front setbacks is to eliminate the differing requirements based on the adjacent street classification. This will provide for greater flexibility for home location as well as for accessory structure location on non-primary front yards.
- **Side Setbacks:** The proposed change reflects the previous Jefferson County zoning, under which many of the existing homes in the northern portion of the City were built. This will allow some nonconforming structures to become conforming.

- Rear Setbacks: The proposed change is to allow for more flexibility for home location on smaller lots.

In the multifamily zone districts, setback changes are proposed to allow for better infill development. The proposed changes address the front, side and rear setbacks and will provide flexibility with site design. A “step-down” of building height is being proposed to allow for a seamless transition into an adjacent lower-density residential district.