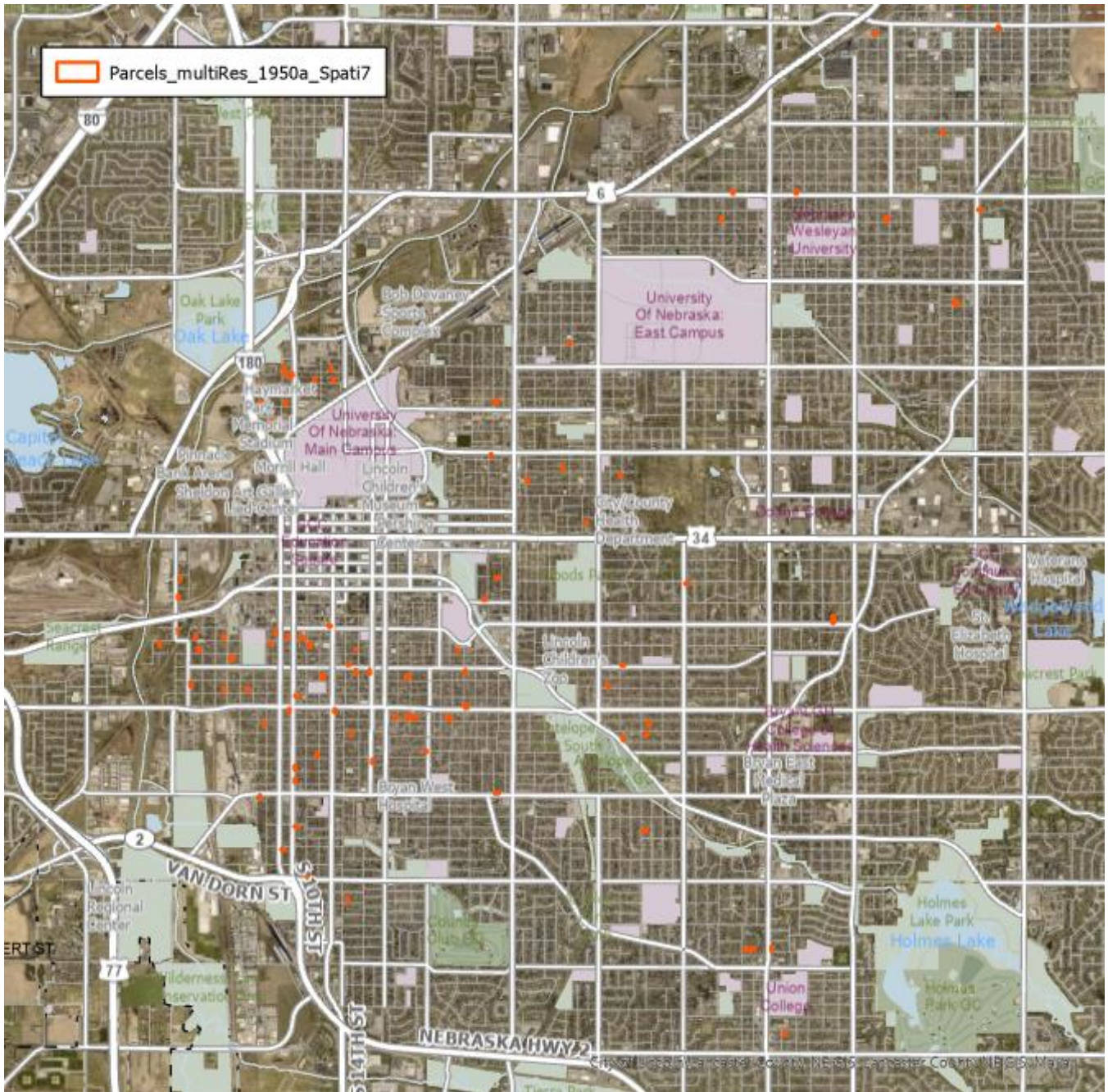
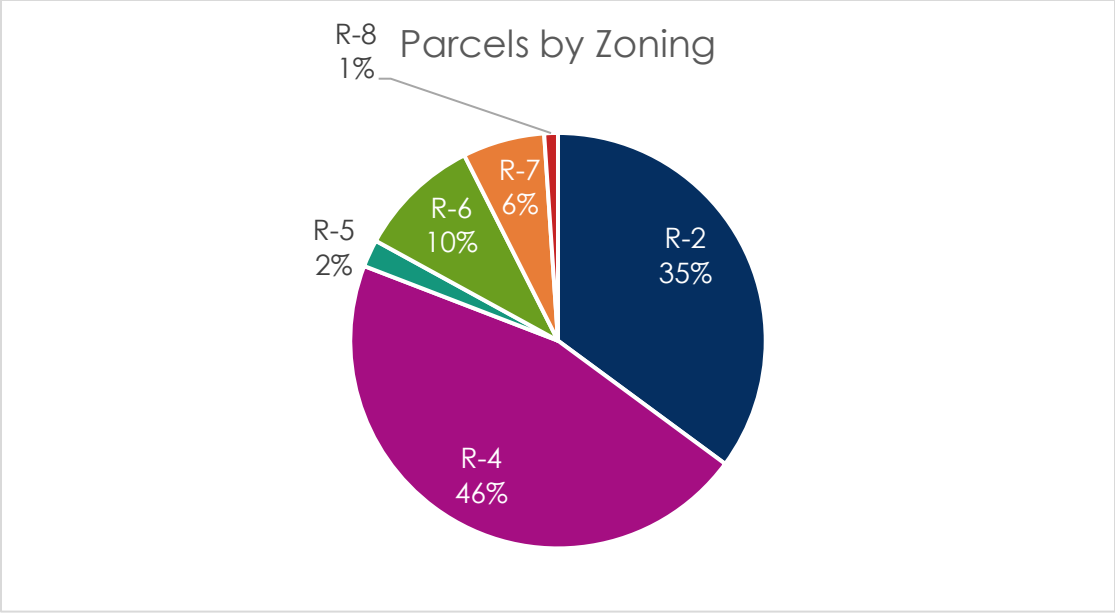


Situation

There are a total of 94 parcels most of which have 2 buildings on one lot or crossing several partial lots. Only 5 lots have 3 buildings with one that has 4. The majority of these parcels are coded as single family as the primary use with 28 classified as conversion-apartment.

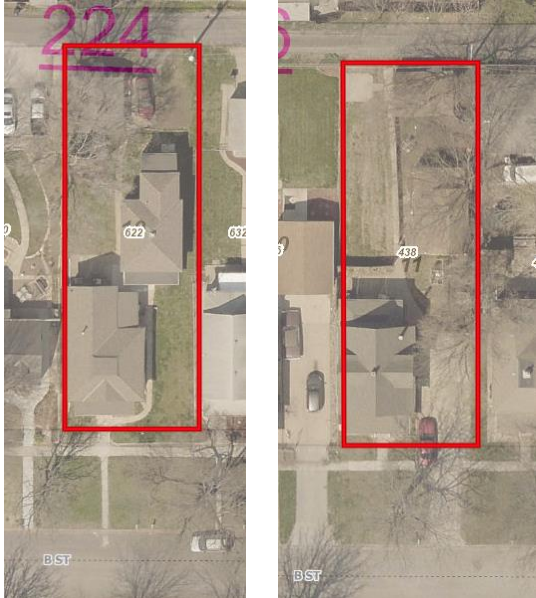

Figure 1: Location of parcels with multiple dwellings





Types

<p>Side by Side (15)</p>		<p>Most are challenging because the side setback to one another is mere feet.</p>
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<p>Front-Back (33)</p>		<p>Really challenging to split as many are right behind one another and can't easily be split parallel or perpendicularly.</p> <p>Those that are clearly one in front and one in back could have an alley access, but some are dirt alleys.</p>
<p>Corner Lots (40)</p>		<p>Most can be easily split in half and don't have issues with crossing existing property lines.</p>

Issues with Subdivision Today

- Meeting zoning setbacks to new property line
- Building code setback to new property line
 - The residential building code requires a min. of 3' setback from property line before fire-rating is required. Anything less than 3' from a property line would require a 1 hour fire rated wall assembly and windows are prohibited in fire-rated wall assemblies in residential construction.
- Meeting minimum parking
- Meeting lot area and lot width minimums

South of Downtown PUD

The South of Downtown PUD has examples of zoning code changes designed to help with the lot splits that were done decades ago, leaving existing single family homes on small lots without potential to upgrade or change their structures.

	Single Family	Two-family
Minimum Lot Area (sq. ft.)	1,500 (reduced from 4,000)	1,500 (reduced from 2,500 R6/2,000 R7-8)
Avg. Lot Width (Minimum)	25' (reduced from 50')	25' (no change)
Minimum Front Yard Setback	10' (reduced from 20' R6-7, 10' R8)	10' (reduced from 20' R6-7, 10' R8)
Minimum Side Yard Setback	3' (reduced from 5' in R6-7, 10' R8)	3' (reduced from 5' in R6-7, 10' R8)
Minimum Rear Yard Setback	10' (reduced from 30' or 20% of lot depth R6-7 or 20' R8)	10' (30' or 20% of lot depth R6-7 or 20' R8)

The **minimum required parking** for single and two family residential uses on lots which were existing on July 26, 2021 shall be reduced to **1 space per dwelling unit** provided there is at least 22 contiguous feet of uninterrupted street curb space abutting the lot along the face of curb from the edge of the curb return to the lot line.

Scenarios

2301 D Street has three single-family dwellings on one lot, all built in the early 1900s in this configuration. Between the three homes there is only one off-street parking stall between 2301 D Street and 1112 S 23rd Street. The three homes could be split into three separate lots while maintaining approximately 6 foot setbacks to side property lines. The approximate square footages of each lot would be 3,560 square feet, 2,130 square feet, and 1,392 square feet.



In the case of 1012 S 5th Street, the homes are closer together and would need a reduced setback of 3 feet in the side yard to allow a lot split and possible fire rating of the adjacent walls. These two homes also have zero off-street parking today.



At 1114 Van Dorn/2756 S 11th Street the homes could be split with ample setbacks and lot area and would retain the two off-street parking stalls for each home.



At 201-207 C Street the separation between these homes is less than 4 feet, meaning they would have to fire rate both building walls and remove all openings to split the lots. One solution is to split the lots east-west and move one structure to the south to face S. 2nd Street.

