



Lot Line and Lot Width Zoning Ordinance Amendment

Land Use Process Committee

October 3, 2019

Lorrie Kirst, ZAD/DPD

Today's Discussion

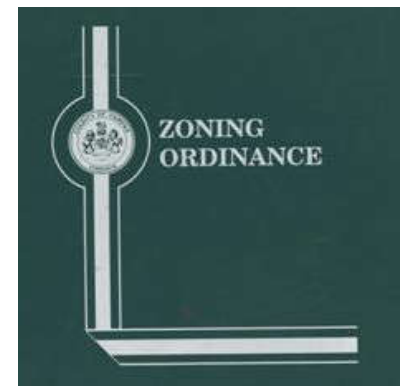
- Background
- Proposed Amendment
- Schedule
- Outreach
- Discussion



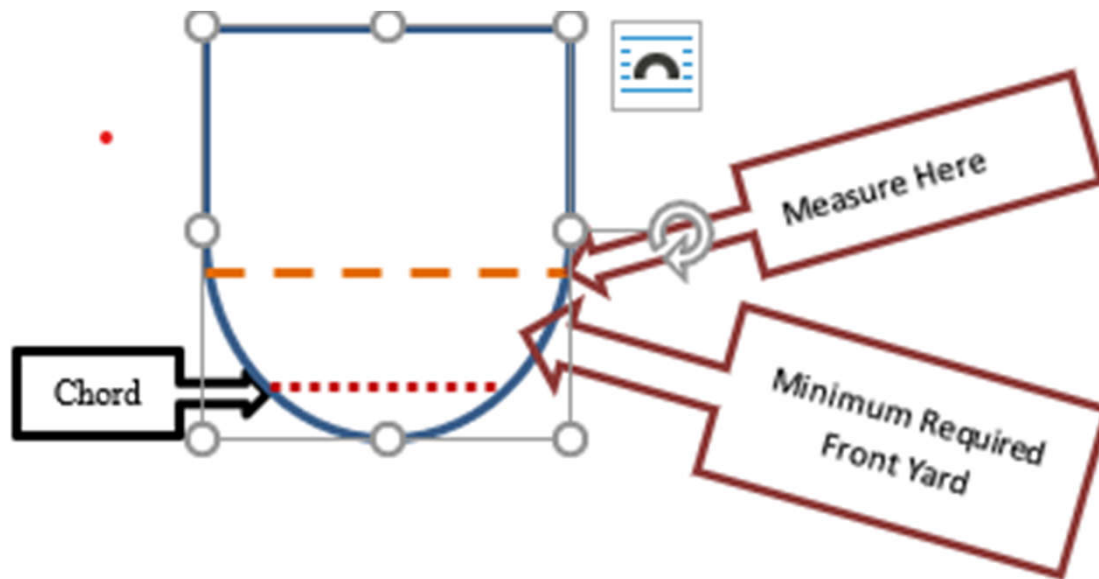
Current Definitions

*LOT LINE: Any boundary line of a lot as defined herein. Where applicable, a lot line shall coincide with a STREET LINE. **Where a lot line is curved, all dimensions related to said lot line shall be based on the chord of the arc. (emphasis added)***

LOT WIDTH: The width of a lot along a line parallel to the front street line and lying at a distance from said street line equal to the required minimum front yard on said lot...

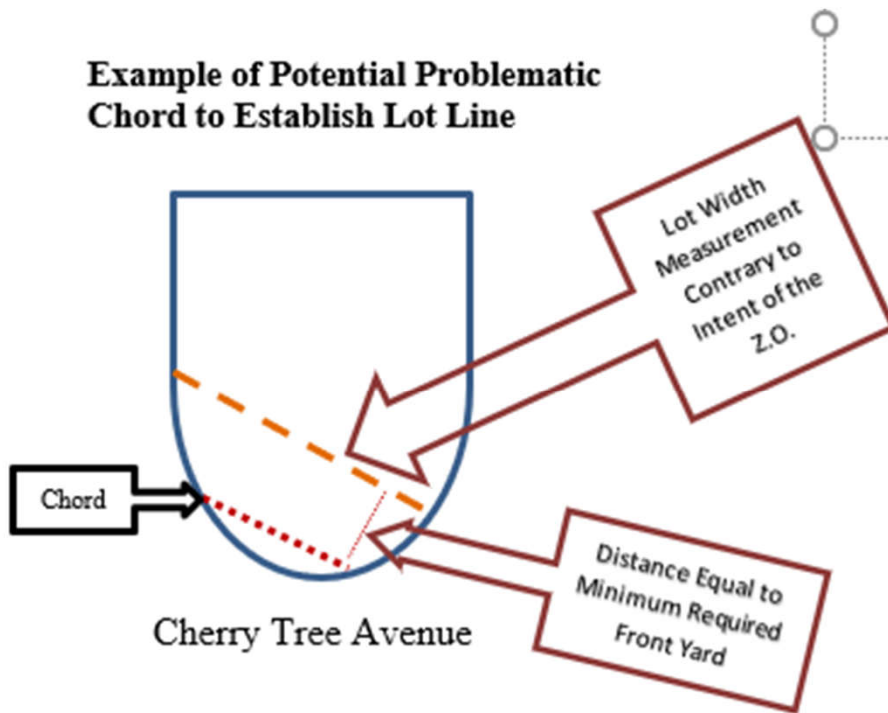


Lot Width

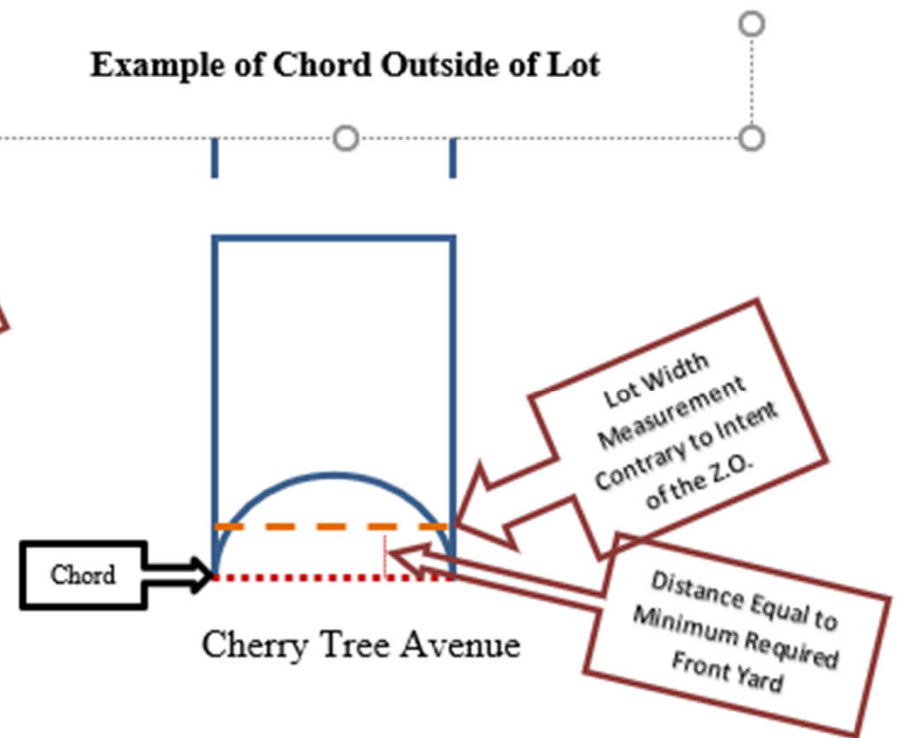


Examples

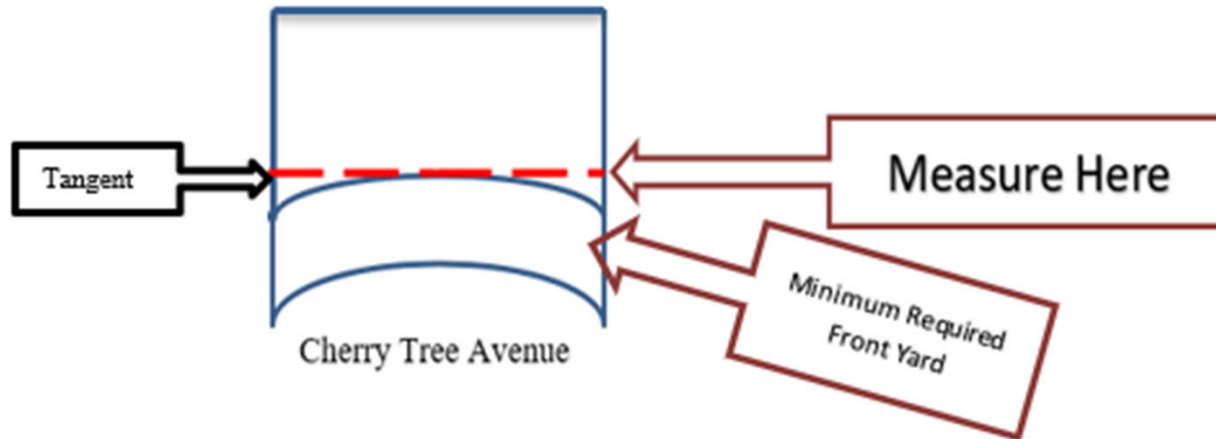
Example of Potential Problematic Chord to Establish Lot Line



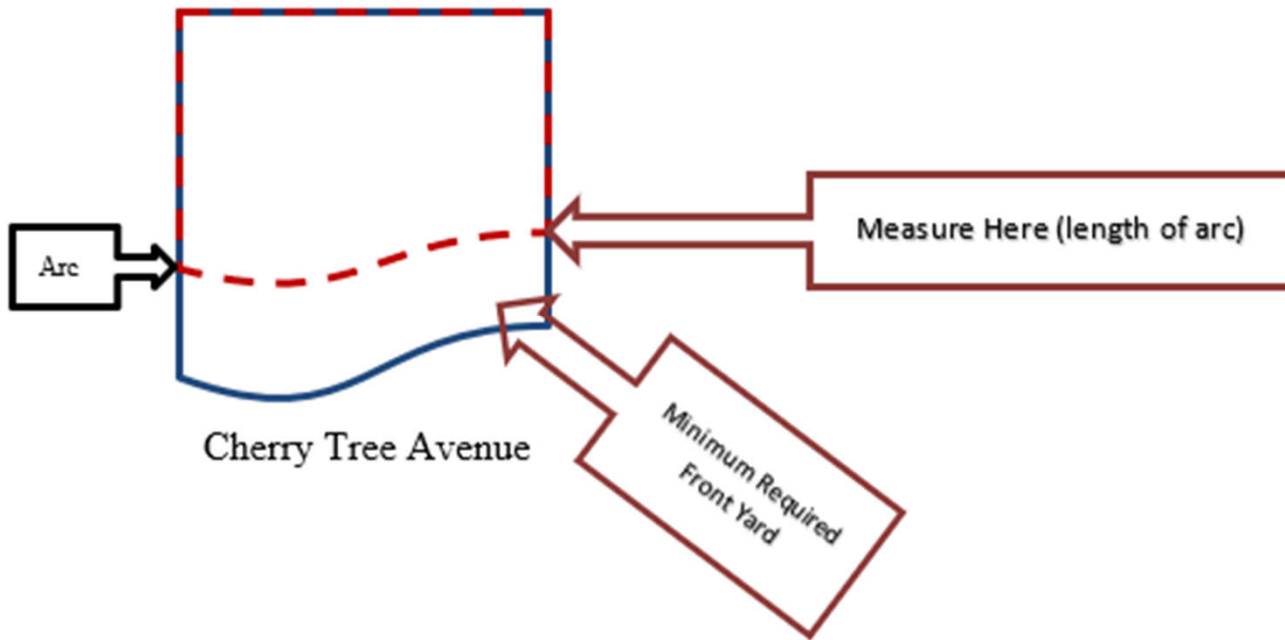
Example of Chord Outside of Lot



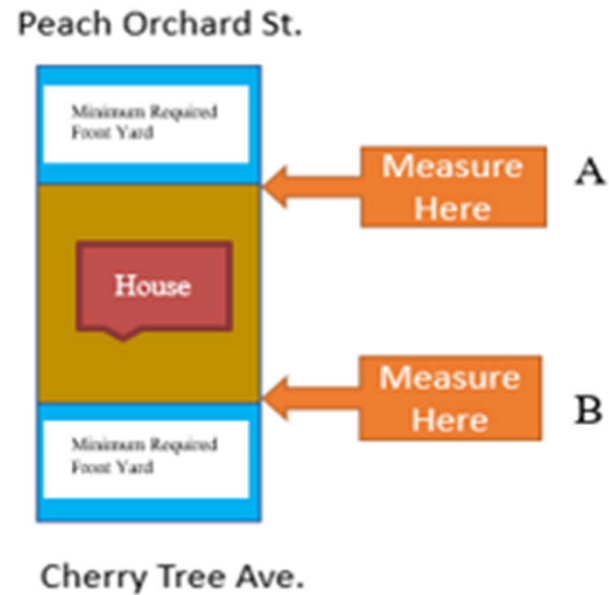
Tangent Method



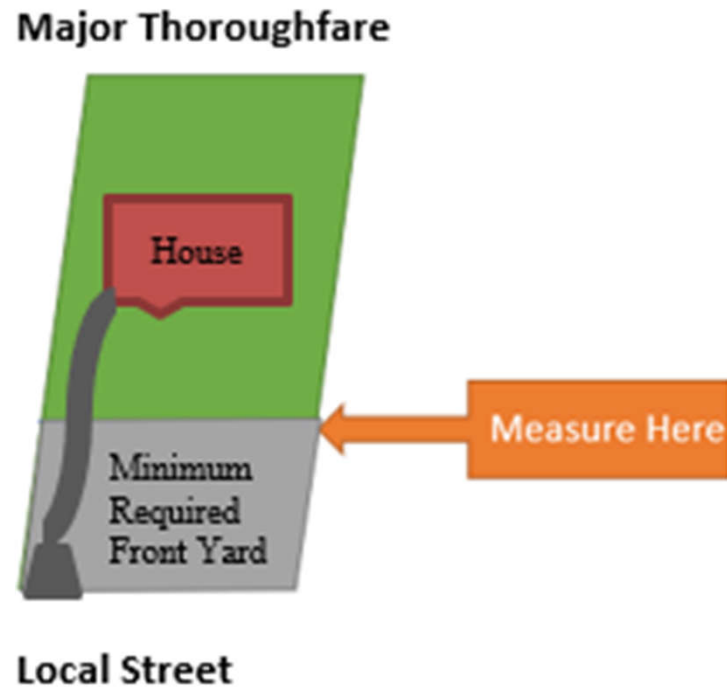
Arc Method



Lot Width on Through Lots



Lot Width on Reverse Frontage Lots



Proposed Amendment

Deletes the portion of the lot line definition which states where a lot line is curved, all dimensions related to the lot line are based on the chord of the arc.

Revises the lot width definition to clarify that:

1. On reverse frontage lots, lot width is measured in the yard facing the local street; and
2. On through lots, lot width may be measured from any street line.

Schedule

- Board Authorization: 10/29/19
- Planning Commission Public Hearing: 12/4/19
- Board Public Hearing: 1/28/19



Outreach

- Input from County Attorney's Office and County Surveyor
- LDS/SDID Technical Forum (8/28/19)
- Zoning Open House (9/10/19)
- Board of Supervisor's Development Process Committee (9/10/19)
- NVBIA/NAIOP/ESI (9/19/19)
- PC Land Use Process Review Committee (10/10/19)



Questions & Discussion

