

ORDINANCE AUTHORIZING THE CITY OF ZACHARY TO AMEND §1.302, §2.201 AND §2.301 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF ZACHARY TO PROVIDE FOR AMENDMENTS TO THE APPLICATION OF PARCEL, RESIDENTIAL LOT, AND YARD STANDARDS WITHIN THE CITY OF ZACHARY AND FOR OTHER MATTERS IN FUTURE OF THIS PROVISION

WHEREAS, the City Council for the City (“City Council”) has determined that the City’s current Unified Development Code (the “UDC”), does not adequately address the City’s ability to control the growth of developments by reference to Parcels, Lot Areas and Lot Widths as they relate to the provision of infra-structural elements by the City within the City;

WHEREAS, the City believes that changes to § 1.302 and §2.201 and §2.301 of the UDC are necessary to adjust Uses, Parcel Development Types, Neighborhood Types, Lot Area and Lot Width standards to apply to RS Zoning District areas within the City;

THEREFORE BE IT ORDAINED by the City Council that Table §1.302 of the Unified Development Code for the City be hereby prospectively amended to delete the permitted use references to the Neighborhood Conservation and Preservation Type sub-types from RS Zoning Districts;

BE IT FURTHER ORDAINED by the City Council that Table §2.201 of the Unified Development Code for the City be hereby prospectively amended:

- to delete all reference to Neighborhood Conservation and Preservation from RS Zoning Districts;
- to amend the Minimum OSR (Open Space Requirement) to 35% for the Single Family Detached Cluster Zoning Sub-District and
- to amend the references to Gross Density and Net Density standards for Single Family Detached Cluster Zoning Sub-District to 2.47 and 3.80, respectively.

BE IT FURTHER ORDAINED by the City Council that Table §2.301(A) of the Unified Development Code for the City be hereby prospectively amended:

- to delete all references to Neighborhood Conservation and Preservation from RS Zoning Districts; and,

BE IT FURTHER ORDAINED by the City Council that Table §2.301(B) of the Unified Development Code for the City be hereby prospectively amended:

- to delete all references to Neighborhood Conservation and Preservation Zoning Sub-Districts from RS Zoning Districts;
- to amend the reference to Large Lot Areas to 9,000 s.f. (square feet) for each of the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts;
- to amend the reference to Small Lot Widths to 60 ft. (feet) for each of the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts;
- to amend the reference to Large Lot Widths to 80 ft. (feet) for each of the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts;
- to amend the Percent in Category Column designations all RS Zoning Districts to reflect “Remainder” for Small Lot Group Areas, and 25% for Large Lot Group Areas, and

- to add a reference to Small Lots to allow for an additional Lot Area Group of Lot Widths of 50 ft. (feet) for the Single Family Detached Cluster Zoning Sub-District in RS Zoning Districts, but such 50 ft. lots shall be contiguous to each other and shall not exceed 10% of the allotted Percent in Category for Small Lot Groups, and shall proportionally increase the Percent in Category of the development allowed for Large Lot Group Areas of 25% to 30%.

BE IT FURTHER ORDAINED by the City Council that it is the intent to retain all references to Single Family Detached Cluster, Conservation Subdivision and Preservation Subdivision Developments Type sub-districts in Tables §2.201, §2.301(A) and §2.301(B) of the Unified Development Code for RE, AF and RU Zoning Districts, and to continue to only allow such Development Types in those RE, AF and RU Zoning Districts, if presently allowed.

This Ordinance shall become effective at the expiration of ten (10) calendar days after publication by the City Council for the City of Zachary unless the referenced ordinance shall specify another effective date, all pursuant to § 2-10 (C) of the Home Rule Charter adopted by the electors for the City of Zachary.

INTRODUCED FOR ADOPTION by the City Council of the City of Zachary as a regular meeting of the said Council held on the ___ day of May, 2017.

David Amrhein, Mayor

ATTEST:

Dana Poole, Clerk of the City Council

Ben Cavin, Mayor Pro Tempore

SUBMITTED FOR FINAL APPROVAL AND ADOPTED by the City Council of the City of Zachary as a regular meeting of the said Council after being duly noticed and publicized public hearing held on the ___ day of July, 2017.

David Amrhein, Mayor

ATTEST:

Dana Poole, Clerk of the City Council

Ben Cavin, Mayor Pro Tempore