

# UDC Amendments

25-0005M

## Background

- 89<sup>th</sup> legislative session adopted three primary bills that impact land use and zoning
  - Senate Bill 840\* – mixed use and multifamily uses
  - Senate Bill 15\* – single-family uses and “small lots”
  - House Bill 24 – zoning protest petitions
- Joint Work Session in August on the primary bills

\*Only applies to municipalities with a population over 150,000 in a county with a population over 300,000



## Senate Bill 15 – Small Lot Subdivisions

### Applicability

- Zoned for single-family residential uses
- Has no recorded plat
- Five acres or more

### Lot Size Restrictions

- 3,000 sq. ft.
- 30 feet wide\*
- 75 feet deep

*\*Lots less than 50 feet require rear access via alleys*

### Development Standards

- Front yard setback no greater than 15 feet
- Side yard setback no greater than 5 feet
- Rear yard setback no greater than 10 feet
- Maximum of 1 required parking space
- Cannot require covered or off-site parking
- Minimum three stories

## Article 3 – Subdivision Regulations

- Section 305. Add the following notation on the face of the plat:
  - *“For small lot single-family residential lots, ‘All proposed lots meet the applicability requirements outlined in 211.052 of the TLGC and may be developed as a small lot single-family residential use in accordance with the criteria outlined in the Unified Development Code Section 205D.”*
- Section 307. Tracts of land that meet the eligibility requirements in SB 15 are subject to the minimum lot dimension requirements of the R3 – Residential zoning district.

## Next Steps

- ✓ 8/19 – Joint Work Session
- 9/16 – City Council Meeting

Questions?