Draft Proposed Zoning Ordinance
City of Morro Bay

Chapter 17.06 R Residential Districts

ADDITIONAL SUGGESTIONS REGARDING TABLE 17.06 – B

1. **Building Scale – Density/Intensity, Row 1** – The first row in this table is labelled "*Permitted Lot Sizes – Pre-existing lots as of [date of ordinance, 2004] (sq. ft.)*". So far as I have been able to determine, this information is not provided with respect to any other zoning districts and is not referenced by any regulation or provision of the proposed Zoning Ordinance. In addition, it will likely lead to confusion as to whether a given lot is of "standard" size or is sub-standard or undersize. I suggest that this row be deleted from Table 17.06 – B.

2. **Building Scale – Density/Intensity, Row 2** – As noted previously, the figures cited for "*Minimum Lot Sizes – New lots created after [date of ordinance, 2004] (sq. ft.)*" appear to be inconsistent with the base densities specified by Section 17.06.010. The revised table proposed for Section 17.06.010 indicates:

Subdistrict Designator	Base Density (up to d.u./gross acre)
RS-A	2
RS	4
RS-B	4
RS-C	5
RS-D	7

Conversion to Net Acres – In order to compare these density figures to the minimum lot sizes listed in Table 17.06 – B, it is necessary to convert from gross acres to net square feet. A "gross acre" (43,560 square feet) includes not only the building lots within a given area, but also the area which will be devoted to streets, utility rights-of-way, parks, schools and other amenities. A widely-accepted estimate is that these features will occupy approximately 15% of the area of a typical development. A "net acre", therefore is equal to

43,560 square feet X 0.85 = 37,026 square feet

Calculation of Average Lot Size – Having determined the square footage of a "net acre", it is a simple matter to determine the average lot size that will result in any specified residential density. This figure is equal to 37,026 sq. ft. divided by the density desired:

Subdistrict Designator	Base Density (up to d.u./gross acre) (from Section 17.06.010)	Average Lot Size Required (sq. ft.)
RS-A	2	18,513
RS	4	9,257
RS-B	4	9,257
RS-C	5	7,405
RS-D	7	5,289

Estimation of Minimum Lot Size – Due to such factors as topography, existing street layout, and established ownership patterns, the average lot size in any given area will be somewhat larger than the minimum allowable area. Considering the high cost of land in Morro Bay and recent development patterns, it is estimated that the average size of newly-created lots will be only about 10% greater than the designated minimum. Using this estimate:

Subdistrict Designator	Base Density (up to d.u./gross acre) (from Section 17.06.010)	Average Lot Size Required (sq. ft.)	Minimum Lot Size Required (sq. ft.)
RS-A	2	18,513	16,830
RS	4	9,257	8,415
RS-B	4	9,257	8,415
RS-C	5	7,405	6,732
RS-D	7	5,289	4,808

Comparison with Proposed Zoning Ordinance – Adding the minimum lot sizes specified in Table 17.06 – B of the proposed Zoning Ordinance results in the following comparison:

Subdistrict Designator	Base Density (d.u./gross acre) (from Section 17.06.010)	Average Lot Size Required (sq. ft.)	Minimum Lot Size Required (sq. ft.)	Minimum Lot Size Specified (sq. ft.) (from Table 17.06 – B)
RS-A	2	18,513	16,830	20,000
RS	4	9,257	8,415	6,000
RS-B	4	9,257	8,415	6,000
RS-C	5	7,405	6,732	6,000
RS-D	7	5,289	4,808	6,000

As can be seen from the above figures, the Minimum Lot Sizes given in Table 17.06 – B do not correspond well with the lot sizes needed to acheive the desired base densities given in Section

17.06.010 and in the City's General Plan. It is especially notable that the minimum specified lot size is the same in all RS districts, even though there is a progression in the desired base density.

By essentially running the above calculations in reverse, it is also possible to determine the residential densities which will be generated by the currently-specified Minimum Lot Sizes for the various RS districts:

Subdistrict Designator	Base Density (d.u./gross acre) (from Section 17.06.010)	Base Density (d.u./gross acre) (calculated from Minimum Lot Sizes in Table 17.06 – B)
RS-A	2	1.68
RS	4	5.61
RS-B	4	5.61
RS-C	5	5.61
RS-D	7	5.61

Clearly, the proposed Zoning Ordinance, as currently written, will result in lower-than-intended density in the RS-A and RS-D districts, and higher-than-intended density in the RS and RS-B zones.

This inconsistency could be resolved by adopting the following Minimum Lot Size figures:

Subdistrict Designator	Minimum Lot Size (sq. ft.)
RS-A	16,000
RS	8,500
RS-B	8,500
RS-C	7,000
RS-D	5,000

3. **Minimum Lot Width and Depth** – Specification of a minimum allowable width and depth for residential lots is a fairly standard zoning provision and is important in assuring that future subdivision will not create unfortunately shaped lots which will require variances or exceptions to development standards. The proposed Zoning Ordinance lists minimum width for lots in the industrial district. Width and depth standards should be given for residential and commercial districts, as well.