

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2025-9

Introducer/Sponsor(s): Council Member Joe Carlucci

Date of Introduction: January 14, 2025

Committee(s) of Reference: R, LUZ

Date of Analysis: January 12, 2025

Type of Action: Ordinance amendment; Overlays

Bill Summary: This bill amends Section 656.399.7 of the Ordinance Code regarding overlay development standards for the San Marco Overlay Zone. Specifically, it modifies subsection 656.399.7(b)(8) to address setback lines for lots in the Alford Park Subdivision, reflecting historical development conditions. The amendment provides specific setback limitations for various lots in the subdivision and allows for the reconstruction of structures on their historic footprints if they were originally built more than 50 years prior to January 1, 2025, and made nonconforming by these changes.

Background Information: The purpose of this legislation is to ensure that the setback requirements for the Alford Park Subdivision align with its historic development patterns. This amendment recognizes the unique historical characteristics of this area within the San Marco Overlay Zone and aims to preserve its architectural integrity. It addresses specific lot locations and setbacks to ensure consistency while accommodating historically significant structures. The ordinance also clarifies provisions for reconstructing primary structures that may otherwise be deemed nonconforming under the new regulations.

Policy Impact Area: Zoning and Overlays

Fiscal Impact: No fiscal impact.

Analyst: Jimenez