



Minimum Building Line & Minimum Lot Size





MBL MLSB MLSA

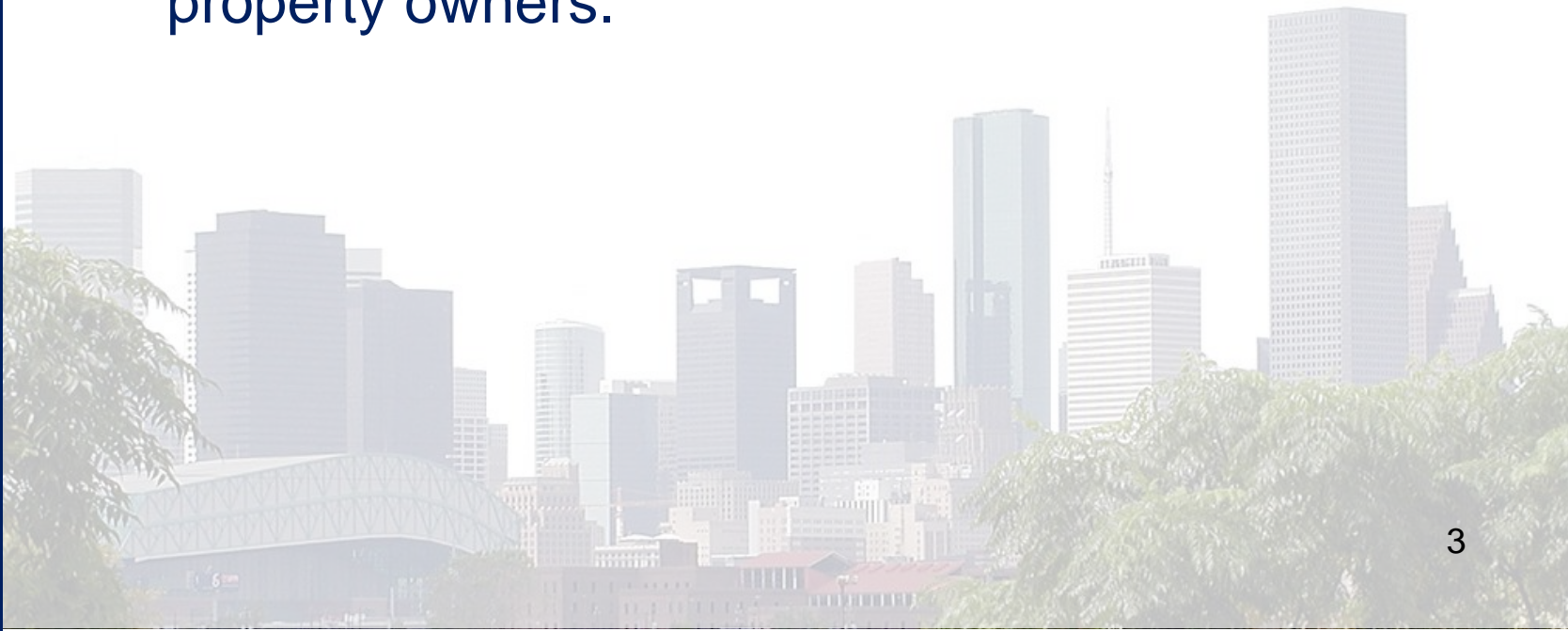
- **Minimum Building Line**
 - Preserves the building line characteristic of the structures on the block
- **Minimum Lot Size Block/Area**
 - Preserves the lot size characteristic and use of the lots on the block or area



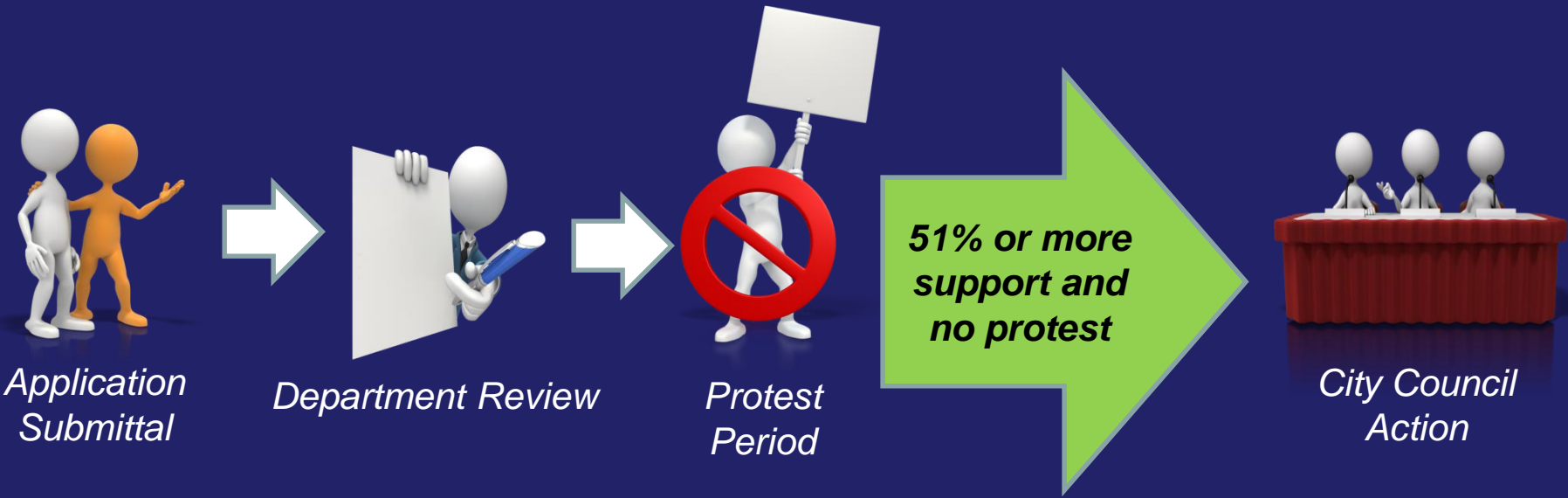
MBL/MLS Application Submittal

Who may submit an application?

- An application may be submitted by a property owner in the boundary, or a representative of an HOA, Civic Club, or other entity representing the property owners.



Block Application Process - 51% support and no protest

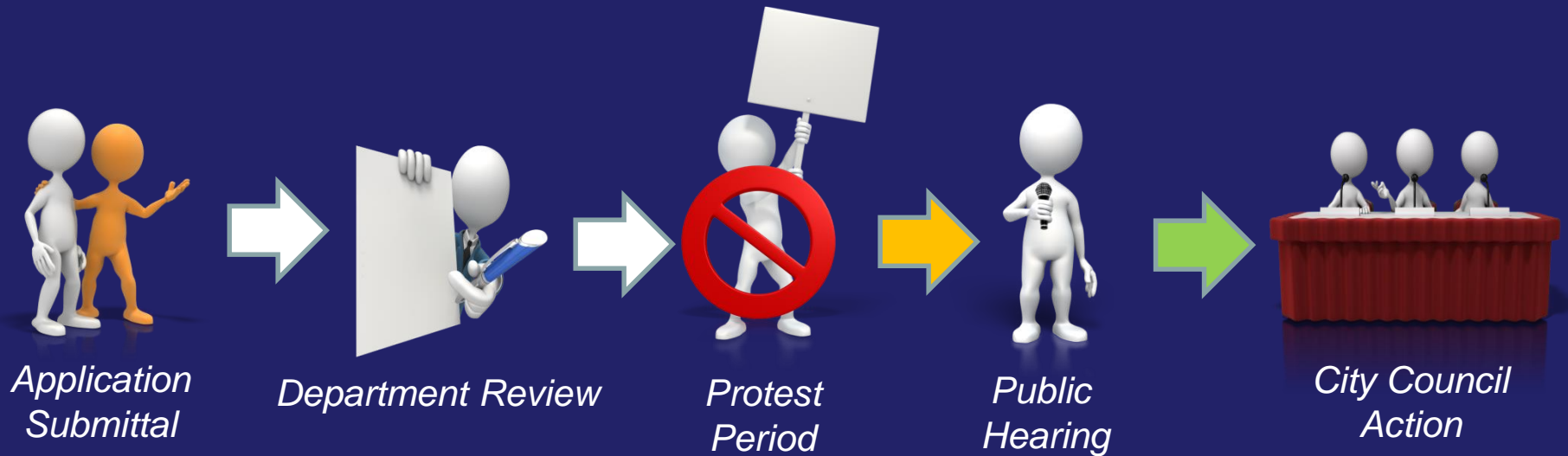


2 Notifications



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Block Application Process with a protest



3 Notifications



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Duration of a MBL/MLS Ordinance

- **Minimum Building Line**
 - 20 years before July 24, 2015
 - 40 years after July 24, 2015
- **Minimum Lot Size Block**
 - 20 years before May 24, 2013
 - 40 years after May 24, 2013
- **Minimum Lot Size Area**
 - 40 years

Renewal Process



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Planning Commission Decisions

Planning Commission items in the past 5 years

- 121 total applications were considered
- 5 public hearings resulted in denial
- 96% of applications were approved



Process to Rescind

Minimum Building Line/Minimum Lot Size Block

- A petition signed by property owners of 67% of the area within the block

Minimum Lot Size Area

- Response forms received by 67% of the area within the boundary

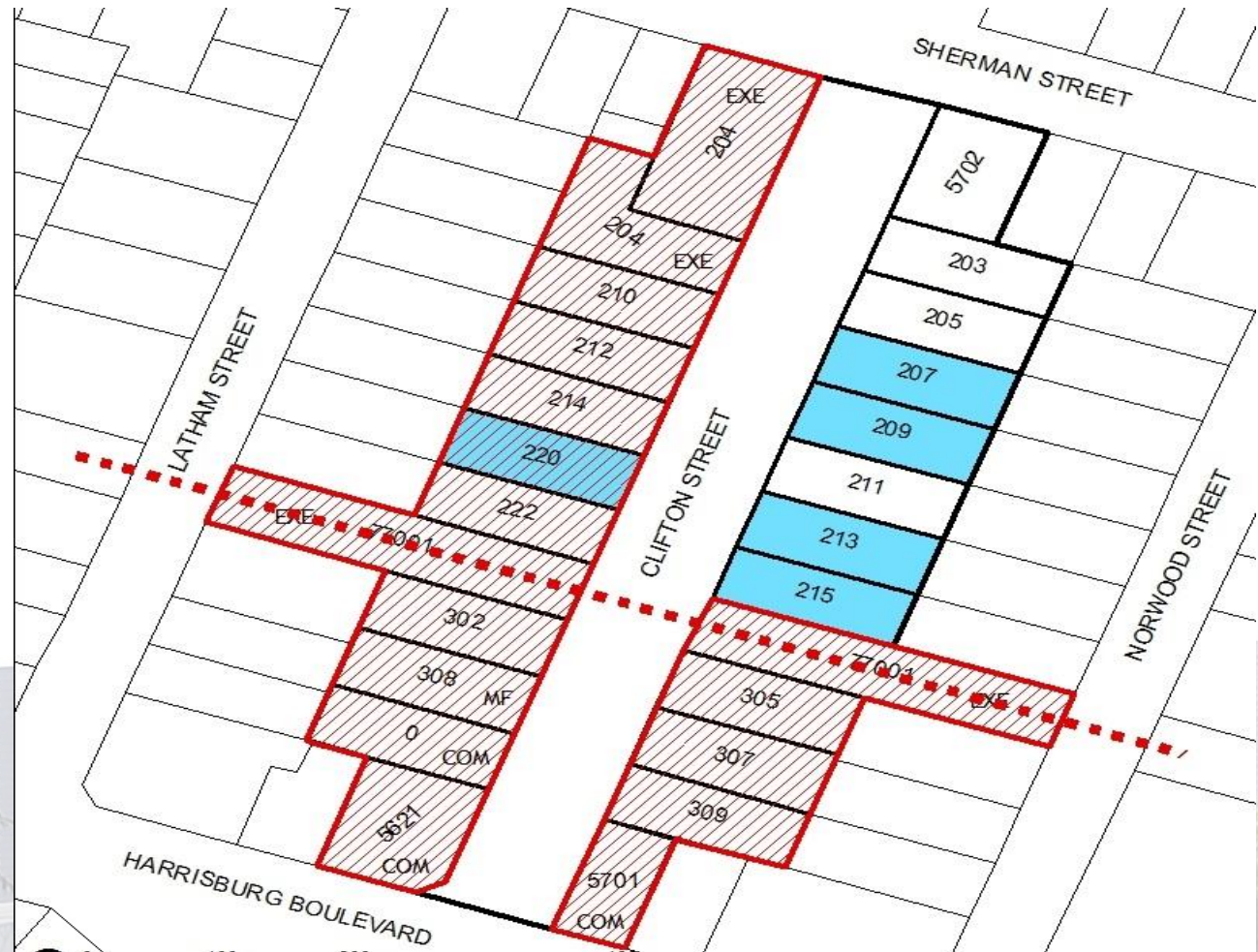


Modifications to Boundaries

- Planning Commission may modify a boundary by:
 - Removing a blockface
 - Terminating a blockface at a major physical feature
 - Removing a lot on the perimeter that is:
 - 10 times the size of the proposed lot size
 - Not in use as SFR on a major thoroughfare

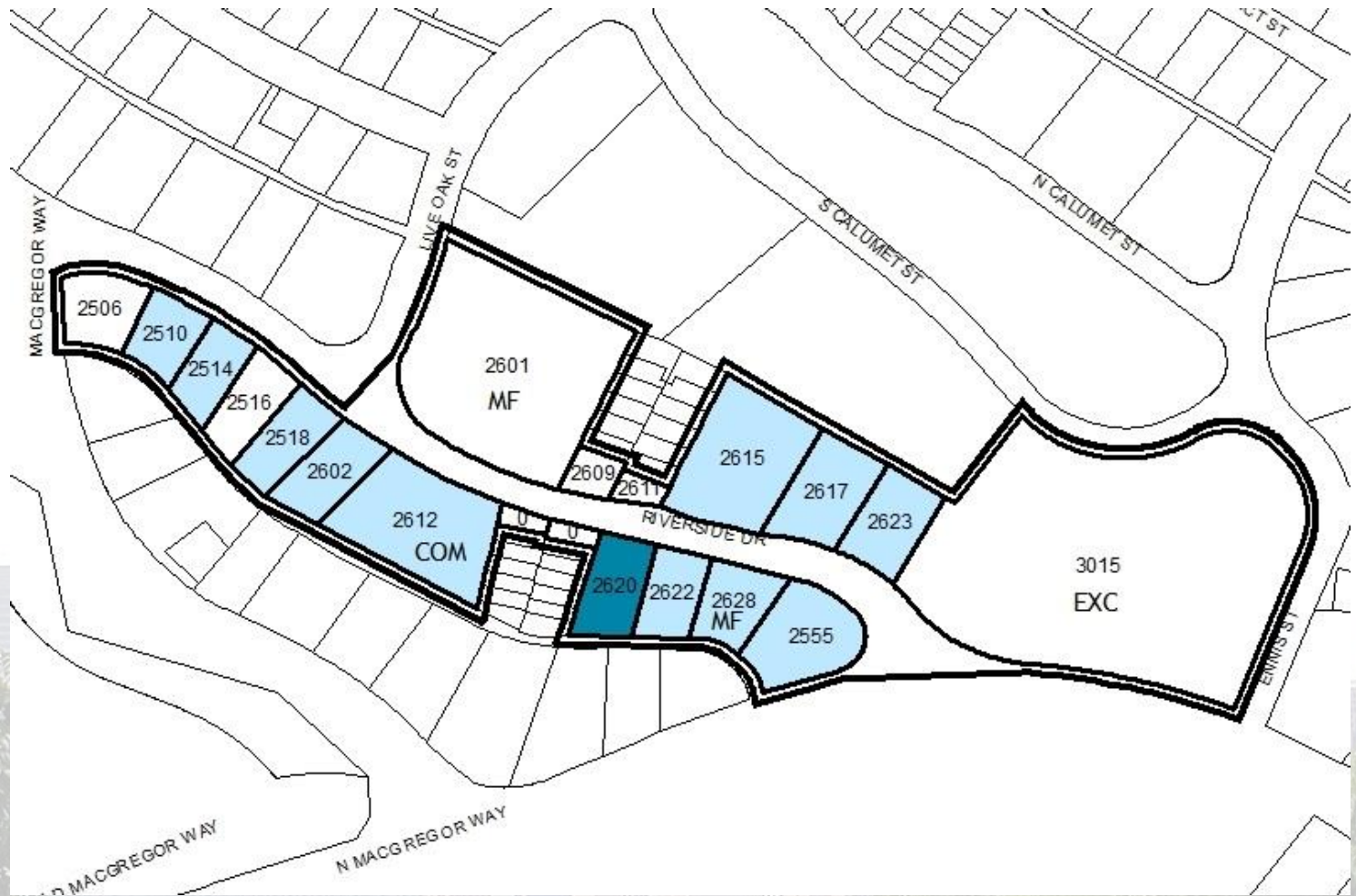


Modifications to Boundaries



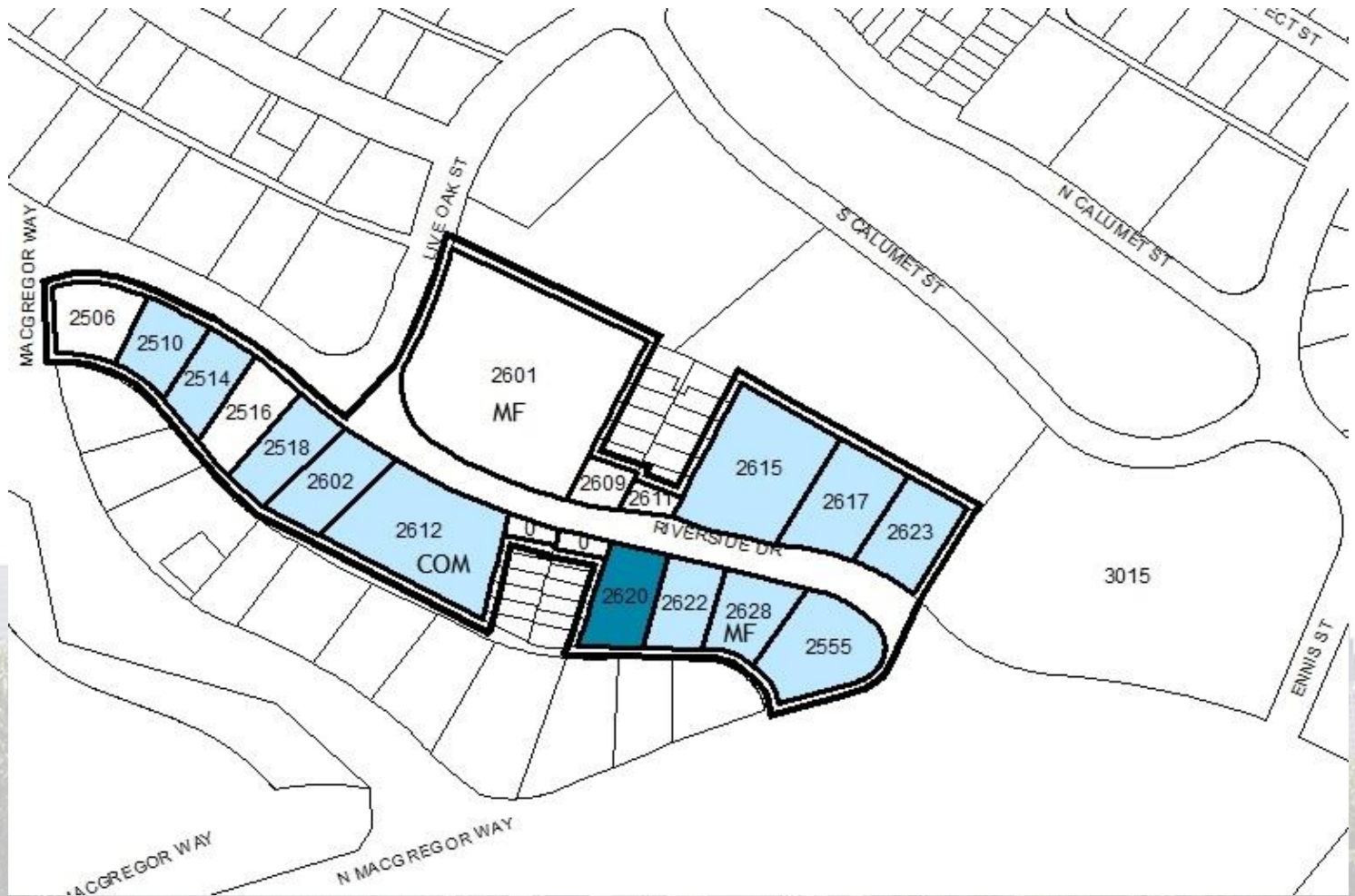


Modifications to Boundaries





Modifications to Boundaries





Q & A

