

RESOLUTION

RE-ZONING FROM R- TO P-TYPE ZONING FOR INFILL PROPERTIES

(Approved by the Federation's General Membership on December 15, 2011)

WHEREAS existing neighborhoods might consist of a majority of property owners who value the character and ambiance of their neighborhoods and therefore desire to keep the neighborhoods stable,

WHEREAS there might be a desire of a minority of property owners in a neighborhood to profit by increasing the number of dwelling units on their properties,

WHEREAS such increase in the number of dwelling units can denigrate the character and ambiance of an existing neighborhood,

WHEREAS re-zoning from R-type to P-type zones, including PDH, does not sufficiently protect the stability of existing neighborhoods,

BE IT RESOLVED that re-zoning from R to P-type zoning, including PDH, be denied for all infill projects, if not approved by the majority of neighbors, unless (1) the property can be otherwise developed to the same number of dwelling units "by right" under the current zoning; (2) the re-zoning to P-type zoning would not cause an increase in the yield of allowable dwelling units on the subject property; and (3) the resulting lot widths would be no less than 75% of the minimum lot width requirement of the current zoning.