



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Steve Versteeg Organization (if applicable): Tier One Neighborhood Coalition
Address: 105 Reno St
Phone: 210-413-6861 Email: skversteeg@yahoo.com
Signature: [Signature] Date: 1/27/2022
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- ☒ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☐ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☐ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☒ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Revise the half story definition to make it clear that it shall not appear as a full story with four exterior walls. Dormers are not required; a sloping roof replacing opposing walls is required.

UDC 2020 Proposed Amendment

Amendment 16-5**Applicant:** Stephen Versteeg**Amendment Title** – 'Sec. 35-A101 – Definitions and Rules of Interpretation'**Amendment Language:**

(b) **Definitions.** Words with specific defined meanings are as follows:

Half story. An uppermost story containing habitable space completely within a sloping roof (between a three-in-twelve slope and atwelve-in-twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than 25% of the horizontal length of the facade which the dormers face, ~~usually lighted by dormer windows~~ in which a sloping roof replaces two opposing exterior walls, ~~the upper part of the front wall~~ and in which habitable areas on the uppermost story do not exceed a floor area derived by multiplying the floor area of the story directly below ~~ground floor~~ by fifty (50) percent.

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