



Agenda
Housing, Urban Development & Zoning Committee
Regular Meeting
St. Louis Board of Aldermen
Monday, July 7, 2025 - 2:00 PM
Kennedy Room

President Megan Green
Alderwoman Shameem Clark-Hubbard, Chair
Alderwoman Alisha Sonnier, Vice Chair
Committee Members:
Alderwoman Anne Schweitzer
Alderman Shane Cohn
Alderwoman Laura Keys
Alderman Michael Browning
Alderman Rasheen Aldridge

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Minutes of the Tuesday, July 1, 2025, Committee meeting.

IV. Board Bills for Review

(The committee will discuss and take public comments on the following.)

Board Bill Number 42

Introduced by Aldermen Shane Cohn

Cosponsors: President Megan Green

An ordinance recommended by the Planning Commission amending Chapter 26 of the Zoning Code, adjusting minimum lot size or Density of Population regulations for single-family dwellings and some two-family dwellings; and containing a severability and emergency clause.

V. Resolutions for Review

None

VI. Committee Discussions

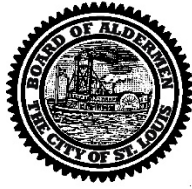
None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



Minutes
Housing, Urban Development and Zoning Committee Meeting
St. Louis Board of Aldermen
Tuesday, July 1, 2025 – 11am
Kennedy Room

Alderman Shameem Clark-Hubbard, Chair

Alderman Alisha Sonnier, Vice Chair

Committee Members:

Alderman Shane Cohn

Alderman Anne Schweitzer

Alderman Michael Browning

Alderman Rasheen Aldridge

Megan Green, President

Order of Business

I. Call to Order

The Chair called the meeting to order at 11.02 a.m.

II. Roll Call

The following members were present: Mr. Cohn, Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark-Hubbard. **6 members were present. A quorum was established.**

III. Approval of Minutes

Minutes of the Tuesday, June 17, 2025 committee meeting.

The Chair entertained a motion to approve the minutes of the Tuesday, June 17, 2025, committee meeting.

Ms. Sonnier moved to approve the minutes of the Tuesday, June 17, 2025 committee meeting.

Seconded by Mr. Aldridge

The Chair directed the Associate Clerk to call the roll.

The Associate Clerk called the roll and the following votes were recorded.

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark-Hubbard. **6 Ayes votes were cast.**

The following voted No:

None.

The following voted Present:

None

The following voted Abstained:

None

The following voted to recuse themselves:

None

A total of 6 votes were cast. The motion carried.

IV. Board Bills for Review

(The committee will discuss and take public comment on the following)

Item Number 1

Board Bill Number 18

Introduced by Alderwoman Daniela Velazquez

Cosponsors: President Megan Green

An ordinance amending **Ordinance Number 71835** to codify interior requirements for residential rentals by striking all mentions of **Exhibit A** and inserting a new section named "Interiors of Buildings" that replicates the contents of **Exhibit A** and provides additional specifications related to occupancy load.

The Chair recognized Ms. Velazquez to discuss Board Bill Number 15.

Mr. Velazquez gave an overview of Board Bill Number 18. She stated she had Ed Ware from the Building Division and Casey Millburg from Mayor Spencer's Office to speak on the bill.

Mr. Ware and Ms. Millburg spoke on the bill.

After no further discussion, the Chair opened the discussion up to members of the committee.

The Committee members asked questions.

Mr. Browning, Mr. Aldridge, Ms. Keys, Ms. Sonnier and Ms. Clark-Hubbard requested to be co-sponsors.

After no further comments, the Chair recognized Ms. Velazquez to close.

Ms. Velazquez asked for favorable consideration and a Do Pass Recommendation on Board Bill Number 18.

The Chair stated they would entertain a motion to pass Board Bill Number 18 out of Committee with a Do Pass Recommendation.

Mr. Browning moved to pass Board Bill Number 18 out of Committee with a Do Pass Recommendation

Seconded by Ms. Sonnier.

The Chair directed the Associate Clerk to call the roll.

The Associate Clerk called the roll and the following votes were recorded.

The following voted Aye: Ms. Schweitzer, Ms. Keys, MS. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark- Hubbard. **6 Ayes votes were cast.**

The following voted No: Mr. Cohn

The following voted Present:

None

The following voted Abstained:

None

The following were present but did not vote:

None

A total of 7 votes were cast. The motion carried.

The Chair entertained a motion to go into recess.

Mr. Aldridge made a notion to go into recess

Seconded by Ms. Sonnier

The Chair called a brief recess at 11:51 pm by voice vote.

The meeting resumed at 1:38 pm

Item Number 2

Board Bill Number 44

Introduced by Alderwoman Shameem Clark-Hubbard

Cosponsors: President Megan Green

An ordinance directing the Neighborhood Stabilization Division to establish a registration process and registration database for registered neighborhood organizations in the City of St. Louis; and establishing eligibility criteria for neighborhood organization applicants; and including a severability clause.

The Chair handed the meeting over to the Vice-Chair so she can present Board Bill Number 44.

The Vice-Chair recognized Ms. Clark-Hubbard on Board Bill 44.

Ms. Clark-Hubbard gave an overview on Board Bill 44 and stated she had a speaker, Dana Malcus, to provide more details on the Board Bill.

Ms. Malcus spoke and stated she was available to answer any questions.

Ms. Clark-Hubbard introduced Peter Hoffman to speak on the Board Bill as well.

Mr. Hoffman made comments.

After no further comments, the Vice- Chair opened the discussion to members of the public for public testimonies.

In Support	In Support	
Keith Crawford	Matt O’Leary	
Henry Brown	Rhonda Jones	
Carla Reid	Tonnie Smith	
James Dwyer	Audrey Ellerman	
Constance Siu		

After no further comment from the public, the Vice-Chair opened the discussion up to members of the committee for questions and comments.

The Committee Members asked questions and made comments.

After no further comments from the committee, the Vice-Chair recognizes Ms. Clark-Hubbard to close.

Ms. Keys, Ms. Sonnier, Mr. Browning and Mr. Aldridge requested to be co-sponsors.

Ms. Clark-Hubbard asked for a Do Pass Recommendation on Board Bill Number 44

Mr. Aldridge moved to pass Board Bill Number 44 out of committee with a Do Pass Recommendation.

Seconded by Ms. Schweitzer

The Chair directed the Associate Clerk to call the roll.

The Associate Clerk called the roll and the following votes were recorded.

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark- Hubbard. **7 Ayes votes were cast.**

The following voted No:
None.

The following voted Present:
None

The following voted Abstained:
None

The following were present but did not vote:
None

A total of 7 votes were cast. The motion carried.

Item Number 3

Board Bill Number 45

Introduced by Alderwoman Shameem Clark-Hubbard

Cosponsors: President Megan Green

An Ordinance requiring certain notices to be sent to relevant Registered Neighborhood Organizations; and authorizing additional communication with Registered Neighborhood Organizations; and containing a severability clause.

The Vice-Chair recognized Ms. Clark-Hubbard on Board Bill 45.

Ms. Clark-Hubbard stated she had an amendment to Board Bill Number 45 and stated she would like to adopt Amendment Number 1

Amendment Number 1 to Board Bill Number 45 By Alderwoman Shameem Clark-Hubbard

To amend said Board Bill by eliminating Exhibit A: Public Notices to be sent to Registered Neighborhood Organizations and replacing it with the following Exhibit A:

Exhibit A: Public Notices to be sent to Registered Neighborhood Organizations

Notice	Code Reference	Department Responsible for Sending Notice
Notice of public hearing on amendment to comprehensive plan	3.48.100 (A)	Planning Commission
Notice of public hearing on additions or modifications of official map	3.48.150	Board of Aldermen
Preliminary project statement regarding proposed neighborhood improvement district	3.87.050 (B)	Board of Public Service
Notice of hearing to consider proposed improvements and assessments for a neighborhood improvement district	3.87.070 (F)	City Register

Notice of public hearing on development plan for blighted area	11.06.150	Board of Aldermen (committee to which development plan bill is assigned)
Petition for hearing regarding rooming house, boarding house, dormitory, or hotel	11.72.020	Board of Public Service
Notice of hearing on liquor license application	14.08.060 (B-C)	Excise Division
Notice of hearing on liquor license renewal	14.08.100	Excise Division
Notice of bill vacating a street, alley, public walk, or parkway	20.14.080	Director of Streets
Notice of temporary closure of street, alley, public place, or highway	20.20.040	Director of Streets
Notice of public hearing on park improvements	22.42.120	Board of Aldermen (committee to which resolution is referred)
Removal of historic designation	24.12.040 (C)	Board of Aldermen
Notice of proposed historic district	24.16.060	Preservation Board
Notice of public hearing on designating a preservation review district	24.36.020	Board of Aldermen (committee to which preservation review district bill is assigned)
Publication of short-term rentals	25.57.090	Building Division
Notice of public hearing on conditional use permit	26.80.010 (D)	Zoning Administrator
Notice of hearing of appeals to the Board of Adjustment	26.84.040 26.84.045	Board of Adjustment
Notice of proposed zoning amendment	26.92.040	Planning Commission (shall require the Zoning Administrator to provide notice)
Notice of hearing regarding revocation of conditional use permit	26.100.030 (B)	Board of Public Service
Notice of hearing regarding revocation of variance	26.100.040 (B)	Board of Public Service

Mr. Aldridge moved to adopt amendment Number 1 to Board Bill Number 45.

Seconded by Ms. Schweitzer.

Previous roll requested by Ms. Schweitzer.

Hearing no objection to the previous roll, the Vice-Chair adopted Amendment Number 1 to Board Bill Number 45

The Associate Clerk recorded the following votes from the previous roll:

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark- Hubbard. **7 Ayes votes were cast.**

The following voted No:
None.

The following voted Present:
None

The following voted Abstained:
None

The following voted to recuse themselves:
None

A total of 7 votes were cast. The motion carried.

After no further comment, the Vice- Chair opened the discussion up to members of the committee for questions and comments.

The Committee Members asked questions and made comments.

Ms. Keys, Ms. Sonnier and Mr. Aldridge requested to be added as co-sponsors.

After no further comments, the Vice- Chair opened the discussion to members of the public for public testimonies.

In Support		
Chris Peoples		

After no further comments from the public, the Vice-Chair recognizes Ms. Clark-Hubbard to close.

Ms. Clark Hubbard asked for a Do Pass Recommendation on Board Bill Number 45AAIC

The Chair entertained a motion to pass Board Bill Number 45AIC out of Committee with a Do Pass Recommendation.

Mr. Aldridge moved to pass Board Bill Number 44 out of committee with a Do Pass Recommendation.

Seconded by Ms. Keys

Previous roll requested by Mr. Aldridge.

Hearing no objection to the previous roll, the Vice-Chair stated Board Bill Number 45 has passed out of Committee with a Do Pass Recommendation.

The Associate Clerk recorded the following votes from the previous roll:

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark- Hubbard. **7 Ayes votes were cast.**

The following voted No:
None.

The following voted Present:
None

The following voted Abstained:
None

The following voted to recuse themselves:
None

A total of 7 votes were cast. The motion carried.

Item Number 4

Board Bill Number 47

Introduced by Aldermen Michael Browning

An Ordinance recommended by the Board of Estimate and Apportionment authorizing the City of St. Louis to execute and accept a Subaward for the Bloomberg Philanthropies' American Sustainable Cities Initiative in the amount of \$120,000.00 from Johns Hopkins University; appropriating such funds to the Planning and Urban Design Agency; authorizing expenditure of such funds to the extent received; authorizing contracts, agreements, and other documents to expend such funds; and containing a severability clause.

The Chair recognized Mr. Browning to discuss Board Bill Number 47.

Mr. Browning provided a presentation on Board Bill Number 47.

After no further comment, the Chair opened the discussion up to members of the committee for questions and comments.

Mr. Aldridge made a motion to En Banc Board Bill 47.

Seconded by Ms. Sonnier.

Previous roll requested by Ms. Schweitzer

Hearing no objection to the previous roll, the Vice-Chair stated Board Bill Number 47 has been En Banc.

The Associate Clerk recorded the following votes from the previous roll:

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark- Hubbard. **7 Ayes votes were cast.**

The following voted No:

None.

The following voted Present:

None

The following voted Abstained:

None

The following voted to recuse themselves:

None

A total of 7 votes were cast. The motion carried

After no further comments from the committee, the Chair recognizes Mr. Browning to close

Mr. Browning requested favorable consideration and Do Pass Recommendation on Board Bill Number 47.

Ms. Sonnier moved to pass Board Bill number 47 out of committee with a DO Pass Recommendation.

Seconded by Mr. Cohn

Previous roll requested by Mr. Aldridge.

Hearing no objection to the previous roll, the Vice-Chair stated Board Bill Number 47 has passed out of Committee with a Do Pass Recommendation

The Associate Clerk recorded the following votes from the previous roll:

The following voted Aye: Mr. Cohn, Ms. Schweitzer, Ms. Keys, Ms. Sonnier, Mr. Browning, Mr. Aldridge, and Chair Clark- Hubbard. **7 Ayes votes were cast.**

The following voted No:

None.

The following voted Present:

None

The following voted Abstained:

None

The following voted to recuse themselves:

None

A total of 7 votes were cast. The motion carried

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgement of Any Written Testimony

7 written testimonies.

VIII. Announcements

None

IX. Excused Members

None

X. Adjournment

Having no other business to discuss, the Chair entertained a motion to adjourn the meeting.

Mr. Cohn moved to adjourn the meeting.

Seconded by Ms. Sonnier.

The motion was carried by unanimous consent.

The meeting adjourned at 3:00 p.m.

Minutes approved: Monday, July, 7, 2025

Minutes prepared by: Associate Clerk Rozlyn Smith

Summary
Board Bill Number 42
Introduced by Alderman Shane Cohn
June 27, 2025

An Ordinance recommended by the Planning Commission amending the Zoning Code to reform minimum lot size regulations for single-family and two-family dwelling units; and containing an emergency clause.

The bill reduces minimum lot size requirements for single-family dwellings from 4,000 square feet per unit in districts “A” through “E” and reduces minimum lot size requirements for two-family dwellings from 2,500 square feet per unit to 1,250 square feet per unit in district “B”. This board bill aims to reduce barriers to the development of needed, attainable housing in St. Louis in a manner that aligns with the city’s historic fabric.

**BOARD BILL NUMBER 42 INTRODUCED BY ALDERMAN SHANE COHN
COSPONSORS: PRESIDENT MEGAN GREEN**

An ordinance recommended by the Planning Commission amending **Chapter 26** of the Zoning Code, adjusting minimum lot size or Density of Population regulations for single-family dwellings and some two-family dwellings; and containing a severability and emergency clause.

WHEREAS, this amendment directly supports the implementation of the 2025 Strategic Land Use Plan and its key qualities, visions, and goals.

WHEREAS, this amendment will facilitate the restoration and maintenance of a dense urban fabric, consistent with the city's historic character.

WHEREAS, the density of population regulations for single-family and two-family dwellings have proven to be overly restrictive and burdensome, in the development of this housing type.

WHEREAS, this amendment encourages the development of additional housing supply and variety within the City of St. Louis during a national housing shortage.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. The following Chapters and their Sections, **26.20.090**, **26.24.080(A)**, **26.28.090(A)**, **26.32.090(A)**, and **26.36.100(A)** are hereby amended to adjust minimum lot size related to Density of Population for single-family and two-family dwellings:

26.20.090 Density of population.

Except as provided in Section 26.20.020-2(**B**), there shall be a lot area of not less than ~~four thousand (4,000)~~ **two thousand (2,000)** square feet for each dwelling unit. Lots of record prior to the effective date of Ordinance 45309 ~~having an area of less than four thousand (4,000) square feet~~ may be used for one (1) single-family dwelling provided the yard regulations of this section are complied with.

26.24.080 Density of population.

1 A. Single-family dwellings shall have a lot area of not less than ~~four thousand (4,000)~~ **two**
2 **thousand (2,000)** square feet, except that lots of record prior to the effective date of Ordinance
3 45309 may be used for one (1) single-family dwelling provided the yard regulations of this
4 section are complied with. Other dwellings, except as provided in Section 26.24.020-3(C), shall
5 have a lot area of not less than ~~two thousand five hundred (2,500)~~ **one thousand, two hundred**
6 **fifty (1,250)** square feet for each dwelling unit.

7 B. Conversion town houses dwellings shall not be required to have minimum lot area.

8 **26.28.090 Density of population.**

9 A. Detached single-family dwelling shall have a lot area of not less than ~~4,000~~ **two thousand**
10 **(2,000)** square feet, except that lots of record prior to the effective date of Ordinance 45309 and
11 new lots that equal the average density of the original platted parcels may be used for one single-
12 family dwelling, provided the yard regulations of this section are complied with.

13 B. Town houses and two-family dwellings shall have a lot area of not less than 1,000 square feet
14 for each dwelling unit therein.

15 C. Conversion town houses dwellings shall not be required to have a minimum lot area.

16 D. Multiple-family dwelling units shall have a lot area of not less than 1,500 square feet for each
17 dwelling unit therein, or as was lawfully provided in an existing building prior to rehabilitation.

18 **26.32.090 Density of population.**

19 A. Detached single-family dwellings shall have a lot area of not less than ~~four thousand (4,000)~~
20 **two thousand (2,000)** square feet, except that lots of record prior to the effective date of
21 Ordinance 45309 and new lots that equal the average density of the original platted parcels may

1 be used for one (1) single-family dwelling, provided the yard regulations of this section are
2 complied with.

3 B. Town houses and two-family dwellings shall have a lot area of not less than eight hundred
4 fifty (850) square feet for each dwelling unit therein.

5 C. Conversion town house dwellings shall not be required to have a minimum lot area.

6 D. Multiple-family dwelling units shall have a lot area of not less than seven hundred fifty (750)
7 square feet for each dwelling unit thereon, or as was lawfully provided in an existing building
8 prior to rehabilitation.

9 E. All new commercial uses shall have a floor area ratio of not more than 1.5.

10 **26.36.100 Density of population.**

11 A. Detached single-family dwellings shall have a lot area of not less than ~~four thousand (4,000)~~
12 **two thousand (2,000)** square feet, except that lots of record prior to the effective date of
13 Ordinance 45309 and new lots that equal the average density of the original platted parcels may
14 be used for one (1) single-family dwelling, provided the yard regulations of this section are
15 complied with.

16 B. Town houses and two-family dwellings shall have a lot area of not less than seven hundred
17 fifty (750) square feet for each dwelling unit therein.

18 C. Conversion town house dwellings shall not be required to have a minimum lot area.

19 D. Multiple-family dwelling units shall have a lot area of not less than two hundred fifty (250)
20 square feet for each dwelling unit therein.

21 E. All commercial uses shall have a floor area ratio of not more than 2.0.

1 **SECTION SIX. Severability Clause.** If any section, subsection, sentence, clause, phrase, or
2 portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction,
3 such portion shall be deemed a separate, distinct, and independent provision, and such holding
4 shall not affect the validity of the remaining portions thereof.

5 **SECTION SIX. Emergency Clause.** This being an ordinance for the preservation of public peace,
6 health and safety and providing for public work or improvements and repairs thereof, it is hereby
7 declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of
8 the Charter, and, therefore, this Ordinance shall become effective immediately upon its passage
9 and approval of the Mayor of the City of St. Louis.

26.20.090 - Density of population.

Except as provided in Section 26.20.020.2, there shall be a lot area of not less than four thousand (4,000) square feet for each dwelling unit. Lots of record prior to the effective date of Ordinance 45309 having an area of less than four thousand (4,000) square feet may be used for one (1) single-family dwelling provided the yard regulations of this section are complied with.

(1994 C., § 26.20.090; Ord. No. 70942, § 2, 5-2-2019; Ord. No. 70555, § 1(26.20.090), 6-17-2017; Ord. No. 64868, § 4, 2000; Ord. No. 62588, § 3(part), 1992.)

26.24.080 - Density of population.

- A. Single-family dwellings shall have a lot area of not less than four thousand (4,000) square feet, except that lots of record prior to the effective date of Ordinance 45309 may be used for one (1) single-family dwelling provided the yard regulations of this section are complied with. Other dwellings, except as provided in Section 26.24.020.3., shall have a lot area of not less than two thousand five hundred (2,500) square feet for each dwelling unit.
- B. Conversion town houses dwellings shall not be required to have minimum lot area.

(1994 C., § 26.24.080; Ord. No. 64868, § 6, 2000; Ord. No. 59979, § 7(part), 1986.)

26.28.090 - Density of population.

- A. Detached single-family dwelling shall have a lot area of not less than 4,000 square feet, except that lots of record prior to the effective date of Ordinance 45309 and new lots that equal the average density of the original platted parcels may be used for one single-family dwelling, provided the yard regulations of this section are complied with.
- B. Town houses and two-family dwellings shall have a lot area of not less than 1,000 square feet for each dwelling unit therein.
- C. Conversion town houses dwellings shall not be required to have a minimum lot area.
- D. Multiple-family dwelling units shall have a lot area of not less than 1,500 square feet for each dwelling unit therein, or as was lawfully provided in a existing building prior to rehabilitation.

(1994 C., § 26.28.090; Ord. No. 62588, § 4(part), 1992.)

26.32.090 - Density of population.

- A. Detached single-family dwellings shall have a lot area of not less than four thousand (4,000) square feet, except that lots of record prior to the effective date of Ordinance 45309 and new lots that equal the average density of the original platted parcels may be used for one (1) single-family dwelling, provided the yard regulations of this section are complied with.
- B. Town houses and two-family dwellings shall have a lot area of not less than eight hundred fifty (850) square feet for each dwelling unit therein.
- C. Conversion town house dwellings shall not be required to have a minimum lot area.
- D. Multiple-family dwelling units shall have a lot area of not less than seven hundred fifty (750) square feet for each dwelling unit thereon, or as was lawfully provided in an existing building prior to rehabilitation.
- E. Facilities listed in Section 26.32.025(G) shall have a lot area of not less than one thousand five hundred (1,500) square feet for each dwelling unit therein; and an additional lot area of not less than seven hundred fifty (750) square feet for each sleeping room therein offered for rent in rooming and boarding houses; and an additional lot area of not less than five hundred (500) square feet for each person domiciled therein in other facilities listed in said section.
- F. Nursing and convalescent homes, children's homes and homes for the aged shall have a lot area of not less than five hundred (500) square feet for each person domiciled therein.
- G. All new commercial uses shall have a floor area ratio of not more than 1.5.

(1994 C., § 26.32.090; Ord. No. 62183, § 2(part), 1990; Ord. No. 60483, § 1(part), 1987; Ord. No. 59979, § 9(part), 1986.)

26.36.100 - Density of population.

- A. Detached single-family dwellings shall have a lot area of not less than four thousand (4,000) square feet, except that lots of record prior to the effective date of Ordinance 45309 and new lots that equal the average density of the original platted parcels may be used for one (1) single-family dwelling, provided the yard regulations of this section are complied with.
- B. Town houses and two-family dwellings shall have a lot area of not less than seven hundred fifty (750) square feet for each dwelling unit therein.
- C. Conversion town house dwellings shall not be required to have a minimum lot area.
- D. Multiple-family dwelling units shall have a lot area of not less than two hundred fifty (250) square feet for each dwelling unit therein.
- E. Rooming and boarding houses shall have a lot area of not less than one thousand five hundred (1,500) square feet for each dwelling unit therein, and an additional lot area of not less than seven hundred fifty (750) square feet for each sleeping room therein offered for rent.
- F. Nursing and convalescent homes, children's homes and homes for the aged or physically or mentally disabled shall have a lot area of not less than five hundred (500) square feet for each person domiciled therein.
- G. All commercial uses shall have a floor area ratio of not more than 2.0.

(1994 C., § 26.36.100; Ord. No. 60483, § 1(part), 1987; Ord. No. 59979, § 10(part), 1986.)