

ORDINANCE NO. 670-22

AN ORDINANCE AMENDING THE CITY OF NYSSA DEVELOPMENT CODE AND ORDINANCE NUMBER 635-13 SECTIONS RELATING TO MINIMUM LOT SIZE IN R-1 ZONES.

WHEREAS the current minimum lot size in an R-1 zone in the city is 8,000 square feet and the minimum lot width is 80 feet; and

WHEREAS many lots located in R-1 zones in the City of Nyssa are smaller than 8,000 square feet: and

WHEREAS community conditions have changed, and the City has been approached about reducing the minimum lot size requirement in R-1 zones; and

WHEREAS many existing City lots in R-1 zones in the City of Nyssa have widths of 50 feet and a square footage of 5,000 square feet: and

WHEREAS a public hearing on this ordinance was held on April 12, 2022, after public notice for the hearing.

FINDINGS OFF ACT:

The City Council for the City of Nyssa, after considering testimony presented at the hearing, makes the following findings of fact:

1. This Ordinance is in the public interest with regard to community conditions; the Ordinance either responds to changes in the community or it corrects a mistake or inconsistency in the Code.
2. This Ordinance is consistent with the City of Nyssa's comprehensive plan.

NOW THEREFORE, THE CITY OF NYSSA DOES ORDAIN:

1. Minimum lot sizes in R-1 zones in the City of Nyssa are changed from 8,000 square feet to 5,000 square feet for corner lots, interior lots, and nonresidential uses.
2. The minimum lot width in R-1 zones in the City of Nyssa for corner lots, interior lots, and nonresidential uses are changed from 80 feet to 50 feet.
3. Table 9-2B-4D in Section 9-2B-4 of the City of Nyssa Development Code is amended to be consistent with the above Sections 1 and 2 of this Ordinance. The changes to Table 9-2-B-4D are noted by delineation on the attached copy of the first two pages of Table 9-2-B-4D.

4. Ordinance Number 635-13 is hereby amended to comply with the language of this Ordinance.

Ayes: Mayor Betty A. Holcomb, Ron Edmondson, Roberto Escobedo and Patricia Esplin.

NAYS: 0

ABSENT: Council President Morganne DeLeon, Krissy Walker and Pat Oliver.

Approved this 14th day of June 2022.

Betty A Holcomb, Mayor

ATTEST:

Marla Roberts, City Recorder

