

The Lesser Change Table is provided for the Planning Commission to determine “hierarchy of Zoning Districts” and for determining when public notification or re-notification is required (20-1301 (K)). The table below is intended to graphically represent the density hierarchy of the residential zoning districts and the intensity of the non-residential zoning districts.

The Lesser Change Table does not require a new public hearing from the one advertised. Any action to rezone property to a higher intensity zoning district shall require a new public hearing after applicable notice.

**Example: Applied Lesser Change**

**1. Proposed Multi-Dwelling Residential Zoning (RM15).** Maximum density is 15 dwelling units per acre

The commission recommend and the City Commission may approve a less dense residential district including RM12, RS3, RS5, RS7, RS10, RS20, or RS40.

Density Condition: If condition would result in density of 12 dwelling units per acre then the appropriate action would be to rezone to RM12. A condition may not permit density greater than 15 dwelling units per acre; but may restrict density to 14 or 13 dwelling units per acre.

- Review bodies are not required to recommend approval of the maximum density requested (20-1301 ((i)(6))).
- Review bodies may recommend conditions or modifications (20-1301 (i)(3)).

**2. Proposed Single-Dwelling Residential Zoning (RS-7).** Minimum lot area requirement is 7,000 Square feet. District does not allow duplex.

- Condition may not otherwise permit a duplex use since it is not an allowed use in the base district. (20-1301 (i)(5)).

Condition could potentially require development of lots larger than 7,000 square feet, to result in a lower density or protect a particular natural resource. This standard could be implemented through the Subdivision Regulations by reviewing lot and block size as part of the preliminary plat. (20-1301 ((i)(6))).

**3. Proposed intensive commercial zoning (CC200).** Maximum gross floor area shall not exceed 65,000 square feet for a *General Retail Sales use* (single use).

- Condition may not otherwise permit an *Extended Care, General use*. The use is not permitted in the base district (20-1301 (i)(5)).

Condition could establish a lower maximum cap of gross floor area permitted per building such as “ *A General Retail Sales establishment shall not exceed 45,000 square feet of gross floor areas*”. (20-1301 ((i)(6))).

RESIDENTIAL DEVELOPMENT												
RS40	RS20	RS10	RS7	RS5	RS3	RSO	RM12, RM12D	RM15	RM24	RM32	RMG	RMO
-	RS40	RS20	RS10	RS7	RS5	-	-	RM12 RM12D?	RM15	RM24	RM32	-
		RS40	RS20	RS10	RS7	RS5	RS3	-	RM12 RM12D?	RM15	RM24	-
			RS40	RS20	RS10	RS7	RS5	RS3	-	RM12, RM12D	RM15	RM15
				RS40	RS20	RS10	RS7	RS5	RS3	-	RM12, RM12D	RM12
					RS40	RS20	RS10	RS7	RS5	RS3	RSO	RSO
						RS40	RS20	RS10	RS7	RS5	RS3	RS3
							RS40	RS20	RS10	RS7	RS5	RS5
								RS40	RS20	RS10	RS7	RS7
									RS40	RS20	RS10	RS10
										RS40	RS20	RS20
											RS40	RS40

COMMERCIAL DEVELOPMENT								
CO	CN1	CN2	CD	CC200	CC400	CC600	CR	CS
	-	CN1	CN1	CN1	CC200	CC400	CC600	CN1
		RSO	CN2	CN2	CN2	CC200	CC400	CN2
		RMO	CC200			CN2	CC200	CO

INDUSTRIAL DEVELOPMENT			
IBP	IL	IM	IG
	IBP	IL	IM
	CN2	IBP	IL
			IBP
			CN2