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# City of Aurora, MO

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## Memorandum

To: City Manager & City Council  
From: Carrie Howlett, Community Development Director  
Re: Small Houses and Substandard Lots  
Date: April 27, 2021

The intent of this memo is to address changes to the City Code noted in the proposed Ordinance.

### Section 400.410 Small Homes

- Small House: This would allow for a single family residential structure not less than 700 square feet. (Image provided for reference to example floor plan.)
- Small houses could only be constructed on lots less than 7500 square feet in size. Construction of small houses will not be allowed on lots 7500 square feet and above.
- No construction of small houses will be allowed in Manufacturing or Commercial zones with the exception of on parcels where a residential structure was previously in a Commercial zone and the neighboring area is primarily residential use, as determined by the Building Official.
- No lot splits will be approved that result in a residential lot of less than 7500 square feet. No lot splits will be approved for the sole purpose of constructing small houses.
- Minimum setbacks will be maintained in accordance with current Residential zoning setback requirements.
- Small houses must meet current City adopted International Building Code requirements.