

HB1308_L.005

HOUSE COMMITTEE OF REFERENCE AMENDMENT

Committee on Transportation, Housing & Local Government.

HB26-1308 be amended as follows:

1 Amend printed bill, page 8, after line 4, insert:

2 "(4) A SUBJECT JURISDICTION:

3 (a) SHALL NOT APPLY A SETBACK STANDARD THAT REQUIRES A
4 SETBACK FROM THE LOT LINE ADJOINING TWO NEW LOTS CREATED
5 THROUGH A LOT SPLIT IN ACCORDANCE WITH THIS SECTION IF NO
6 STRUCTURE EXISTED ON THE ORIGINAL LOT IMMEDIATELY PRECEDING THE
7 LOT SPLIT; AND

8 (b) MAY APPLY A SETBACK STANDARD THAT REQUIRES A SETBACK
9 FROM THE LOT LINE ADJOINING TWO NEW LOTS CREATED THROUGH A LOT
10 SPLIT IN ACCORDANCE WITH THIS SECTION IF A STRUCTURE EXISTED ON
11 THE ORIGINAL LOT IMMEDIATELY PRECEDING THE LOT SPLIT AND IF THE
12 SETBACK IS EQUAL TO OR LESS THAN FIVE FEET.

13 (5) NOTHING IN THIS PART 5 SHALL BE CONSTRUED TO SUPERSEDE,
14 INVALIDATE, OR LIMIT THE ENFORCEABILITY OF PRIVATE COVENANTS,
15 CONDITIONS, OR RESTRICTIONS RECORDED AGAINST THE ORIGINAL LOT,
16 EXCEPT AS EXPRESSLY PROVIDED BY LAW."

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