

City Council Ordinance 20-2018

A ordinance on Second Reading to Amend Chapter 9, Planned Development Overlay and Chapter 2 of the city's zoning code

City Council Public Hearing: May 15, 2018

Jocelyn Mills, Community Development Director



Proposed Updates

- Remove PDO option in Residential Districts
- Eliminate reduction in parking reqs thru PDO
(code does not allow parking requirements to be reduced thru Planned Developments)
- Eliminate increased density in CA thru PDO
(density allowance should only happen thru Planned Development)
- Relocate residential densities and floor area ratios from PDO chapter to individual zone districts

Proposed Updates

- Establish consistent terms in zone districts for:
 - *Minimum Lot Size - Minimum Lot Width - Floor Area Ratio*
- Clean up PDO provisions in CA and T Districts
- Add internal setback (0) for townhomes in R-4, R-5 Districts
- Update minimum lot size & width in R-5 for attached townhomes
- Establish minimum lot size & widths in CA for residential

Lot Sizes and Widths

Zone District	Min Lot Sizes – square feet	Min Lot Width - feet
RS	217,800	300
RL	87,120	100
RE	26,500	100
R-1	21,780	100
R-2	9,000	75
R-3	6,500	65
R-3X	6,500	60
R-4	6,500	60
R-5	6,000 (2,500 townhome lot)	60
CA	0	0

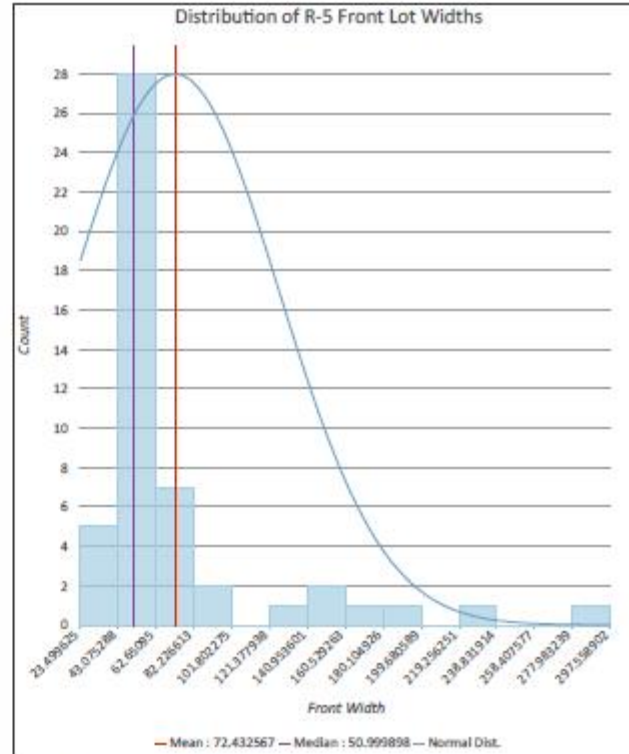
Zone District	Minimum Lot Sizes – square feet	Minimum Lot Width – feet	Proposed Amendments – Minimum Lot Sizes	Proposed Amendments – Minimum Lot Width
RS	217,800	300	No change	
RL	87,120	100	No change	
RE	26,500	100	No change	
R-1	21,780	100	No change	
R-2	9,000	75	No change	
R-3	6,500	65	No change	
R-3X	6,500	60	No change	
R-4	6,500	60	No change	
R-5	6,000 (2,500 townhome lot)	60	Townhome not in downtown: 3,000	Townhome not in downtown: 30
			No other change to existing lot size	Townhome in downtown: 25
CA	Residential – 5,500 Commercial – 0	0	Townhome in downtown: 2,500	Townhome in downtown: 25
			Townhome elsewhere: 3,000	Townhome elsewhere: 30
T	Residential – 6,000 (2,000 townhome lot) Commercial – 7,500	60	No change	Townhome lots – 30 ft
				No other change to existing lot widths

R-5 Lot Width and Size

- Clarify setbacks and lots sizes for multi-family uses in R-5
- Zero internal lot line setback for attached townhomes in downtown
- Establish in downtown R-5 attached townhome minimum lot size and lot width (2,500 sf & 25 ft)
- Establish all other R-5 areas attached townhome minimum lot size and width (3,000 sf and 30 ft)



Downtown R-5 Front Lot Widths

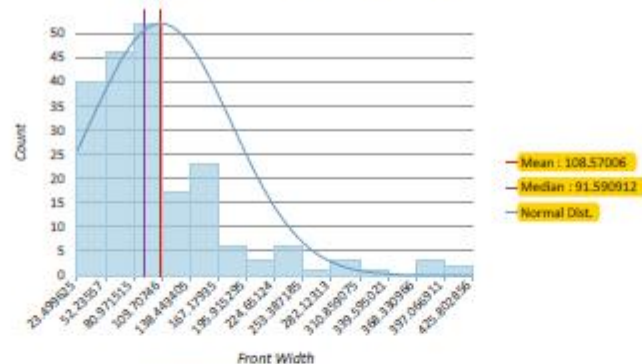


Zoning

Parcel

R-5
R-5 PDO

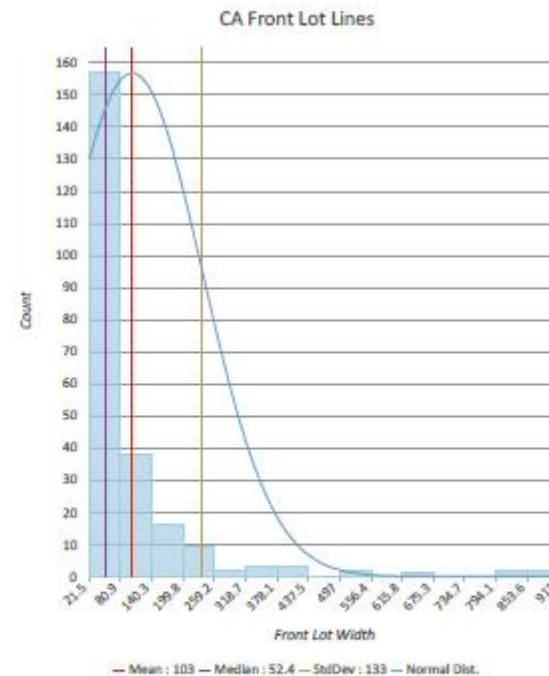
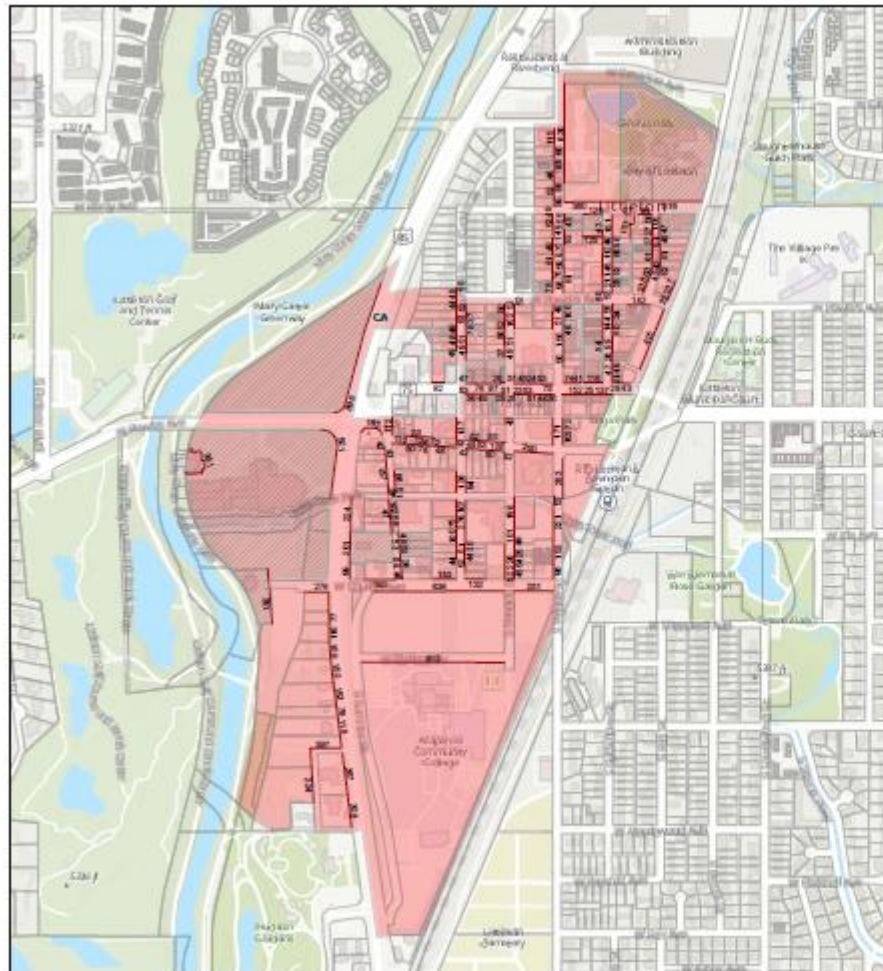
Front Width



CA – Lot width and size for residential

- Create setbacks and lot widths for residential uses in CA
 - Establish zero internal lot line setback for attached townhomes
 - Establish minimum lot size and width for residential only use downtown (2,500 sf & 25 ft)
 - Establish minimum lot size and lot width for residential only use West of Santa Fe Drive (3,000 sf & 30 ft)

Downtown CA Front Lot Widths



Zoning

- CA
- CA PDG
- Parcel

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