



density and/or floor area ratios:

- There is inconsistency in the CA zone district and in the PDO regarding density allowed for CA (currently through a PDO there is an option to increase density in the CA zone district; such an increase in density should only be permitted through a rezoning or Planned Development process). The proposal is to delete the density in the PDO for CA (allows for a maximum of 100 units per acre), and retain the density as listed calculated in the CA zone district (allows for a maximum of 75 units per acre for multi-family and 8 units per acre for single family).
- The maximum density listed in the PDO chapter for the zone district Agricultural (A-1) does impact this individual zone district as in the A-1 district, it currently does not have a maximum density. The proposal includes adding the maximum density from the PDO chapter for A-1 into the A-1 zone district (One dwelling unit per ten acres/0.10 dwelling unit per acre).
- In Chapter 2 for the zone districts of Industrial Park (I-P) and the Heavy Industrial (I-2), it does not state a FAR. There is an FAR for each of these listed currently in the PDO chapter. The proposal is to relocate these FARs from the PDO chapter into the corresponding individual zone district (FAR of 2:1 for I-P and FAR of 3:1 for I-2).

The other often confusing language in some of the zone districts is the minimum lot areas and in certain districts it also include minimum lot areas per residential unit, which is another way to calculate density but this is not as clear as listing density in “number of units per acre” (a typical reference in most zoning codes). Other updates proposed include clarifying setbacks for multifamily uses in the Residential Multiple-Family District (R-5) and in the CA District, and setting a minimum lot size and unobstructed open space requirement for residential uses in CA.

The attached code outlines the proposed amendments for review and discussion. Strikethrough indicates items to be deleted, and capital letters/words indicates items to be added into the code. Please note, staff will bring additional diagrams to help explain and review the proposed changes at the study session.