



# Zoning Ordinance Text Amendment – Residential Districts Update

# A look ahead



- Getting here
- Layout change
- New districts
- Development Standards
- Examples
- Additional Changes
- Public Participation
- Summary
- Questions & Comments

# Getting here



- Last update was in 2004
- Many requests for 50-foot wide lots from homebuilders
- 34 out of 37 rezone cases were PADs

# Getting here



- Council Worksession – 7/10/2017
- Planning & Zoning Commission Worksession – 8/16/2017

# Layout change



## ARTICLE 3-2 RESIDENTIAL DISTRICTS

### Existing:

#### ARTICLE 3-2 RESIDENTIAL DISTRICTS

3-2-1	AG	Agricultural
3-2-2	AP	Agricultural Preservation
3-2-3	AU	Agricultural/Urban
3-2-4	R1-10	Single Family Residential
3-2-5	R1-7	Single Family Residential
3-2-6	R1-6	Single Family Residential
3-2-7	Single-Family	Residential Districts Standards
3-2-8	R2	Two Family Residential
3-2-9	MF-18	Multi-Family Residential
3-2-10	MHS	Manufactured Home Subdivision
3-2-11	MH/RVP	Manufactured Home Park or Recreational Vehicle Park
3-2-12	Multi-Family	Residential Districts Standards

### Proposed:

#### ARTICLE 3-2 RESIDENTIAL DISTRICTS

3-2-1	Purpose
3-2-2	Permitted Uses
3-2-3	Development Standards for Single Family Residential
3-2-4	Single Family—Additional Use Definitions and Regulations
3-2-5	Development Standards for Multi-Family Residential District
3-2-6	Multi-Family—Additional Use Definitions and Regulations
3-2-7	Supplemental Standards Applicable to All Residential Districts

# New Districts



- R1-4 (Single Family Detached)
- R1-A (Single Family Attached)
- R1-C (Court Home)
  
- AP (Agricultural Preservation) was **deleted**

# Development Standards



Table 3-2-3-A: Development Standards - Single Family Districts									
Standard	AG	AU	R1-10	R1-7	R1-6	R1-4	R1-A	R1-C	R2
<b>Lot Standards</b>									
Minimum Lot Area (sq ft)	435,600	43,560	10,000	7,000	5,500	4,500	2,800	3,200	7,200
Minimum Lot Width (ft)	300	150	80	70	55	45	35	40	72
Minimum Lot Depth (ft)	N/A	N/A	125	100	100	100	80	80	100
<b>Building Form and Location</b>									
Maximum Height (ft)	30	30	30	30	30	30	30	30	30
Maximum Building Coverage	20%	20%	40%	45%	60%	60%	75%	60%	40%
Minimum Setbacks (ft)									
Front (1)	20	20	10	10	10	10	10	5 (2)	20
Front facing garage	20	20	20	20	20	20	20	20	20
Side	20	15	10	5	5	5	0 (3)	0	5
Total both sides	40	30	20	15	15 (5)	15 (5)	0 (3)	10	15
Street Side (4)	100	30	20	15	10	10	10	10	20
Rear	100	50	30	25	20	20	15	15	20
<b>Development Standards</b>									
Open Space % (of net area)	0	0	10	12	15	15	15	15	12





# Minimum Design Requirements



- Park space – Per Parks Master Plan
- Usable open space
- Unique entry feature
- Design Guidelines

# Options for Development Standard Deviations



## IF ADDITIONAL DESIGN ELEMENTS ARE PROVIDED

- R1-6 and R1-4 can reduce the lot width by 5-feet (allowing 50-foot and 40-foot wide lots).
- The *Total Both Sides* setback can be reduced to 10-feet.

# Required Design Elements

Table 3-2-3-E: Lot Size and Minimum Number of Required Design Elements for Reduced Lot Width and Side Yard Setback Reduction Requests					
Zoning Designation	Minimum Lot Width (ft)	Total Both Sides Setback	Amenity Elements	Connectivity Elements	Streetscape Elements
R1-6	55	15	0	0	0
REDUCED R1-6	50	10	1	2	2
R1-4	45	15	1	2	3
REDUCED R1-4	40	10	2	4	4
R1-A	35	N/A	1	2	1
R1-C	40	N/A	1	2	1

# Amenity Element



## PURPOSE

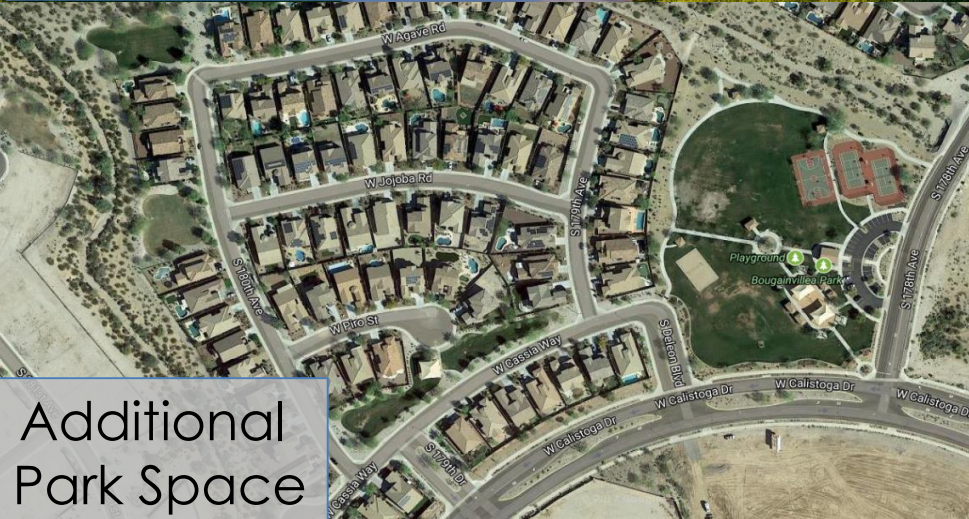
- To create diverse places within a community that are accessible to the surrounding residents. Smaller lots require additional amenities.



Additional Internal  
Park Amenities



Integrated  
Commercial



Additional  
Park Space



Adjacent to  
Community Amenity

Lucero - Hillside

# Amenity Element



## CONSIDERATIONS

- *Quality*: Enhancing recreational opportunities through creating community facilities and additional park space
- *Safety*: Providing additional dedicated recreation space for children and families

# Connectivity Element



## PURPOSE

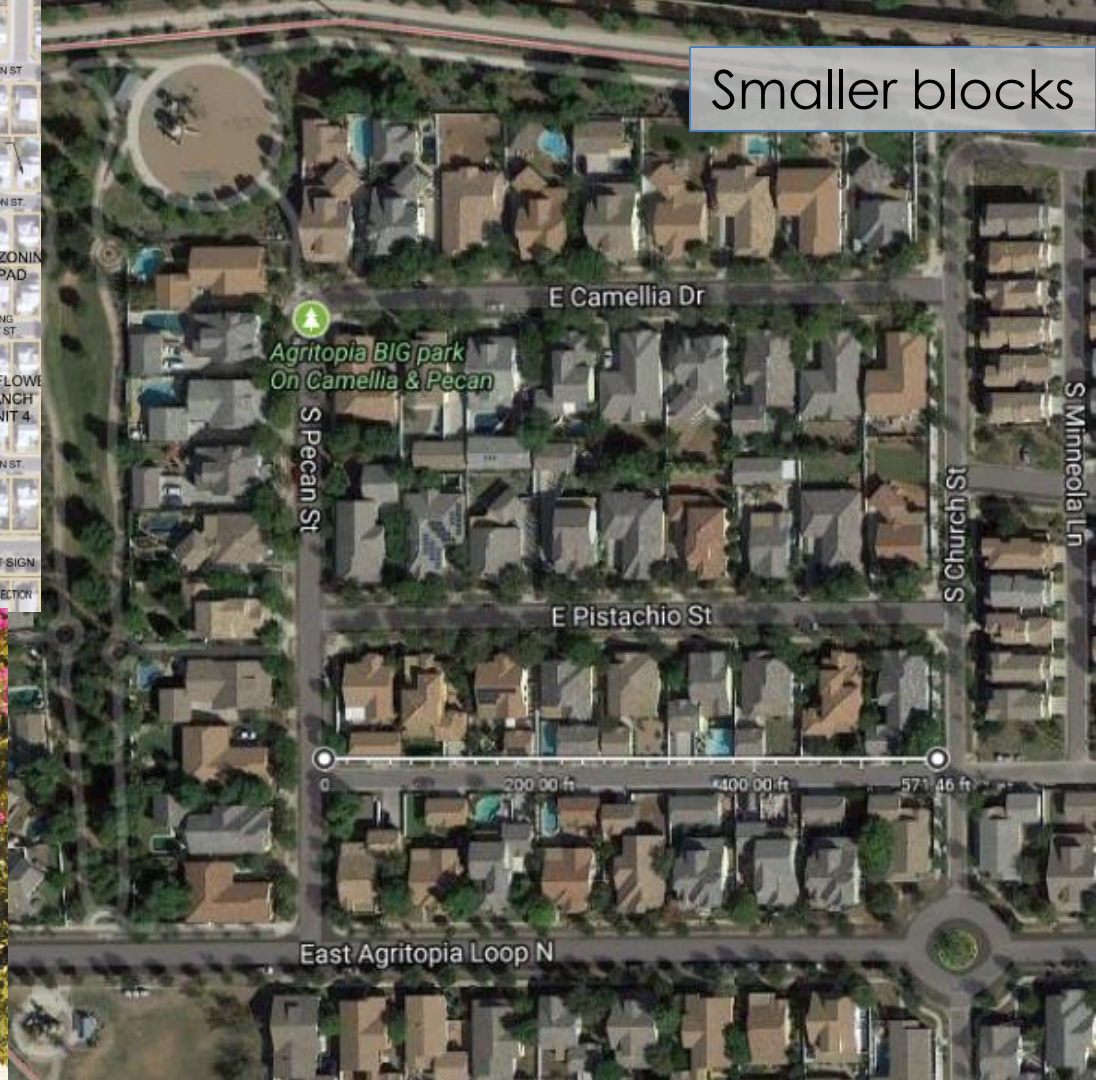
- To create an inclusive community that promotes a sense of community and provides walkability and bikeability with easy and quick access to nearby amenities



# Infill Development



# Smaller blocks



# Trail System Connections



# Connectivity Element



## CONSIDERATIONS

- *Quality*: Consistent with Citizen Survey request for increased walking and biking systems
- *Safety*: Disperses traffic, reduces volumes in front of homes, and provides route options for emergency response

# Streetscape Element



## CONSIDERATIONS

- To create a sense of place and ensure that smaller lot developments are of high quality

Paving Material



Deep recessed  
garages



Detached Sidewalks

Open space  
facing homes



# Streetscape Element



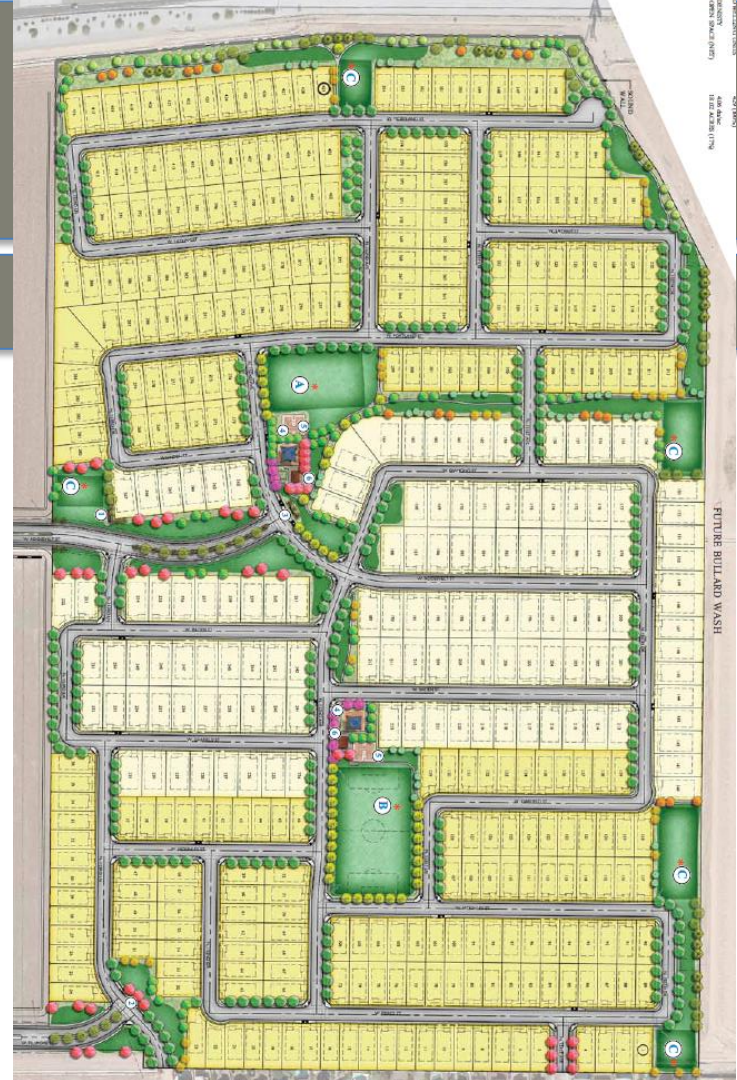
- *Quality*: Elements provide for a sense of place, improves curb appeal
- *Safety*: Elements require high quality streetscapes, enhancing public spaces



# Example

## FULTON HOMES @ ESTRELLA COMMONS

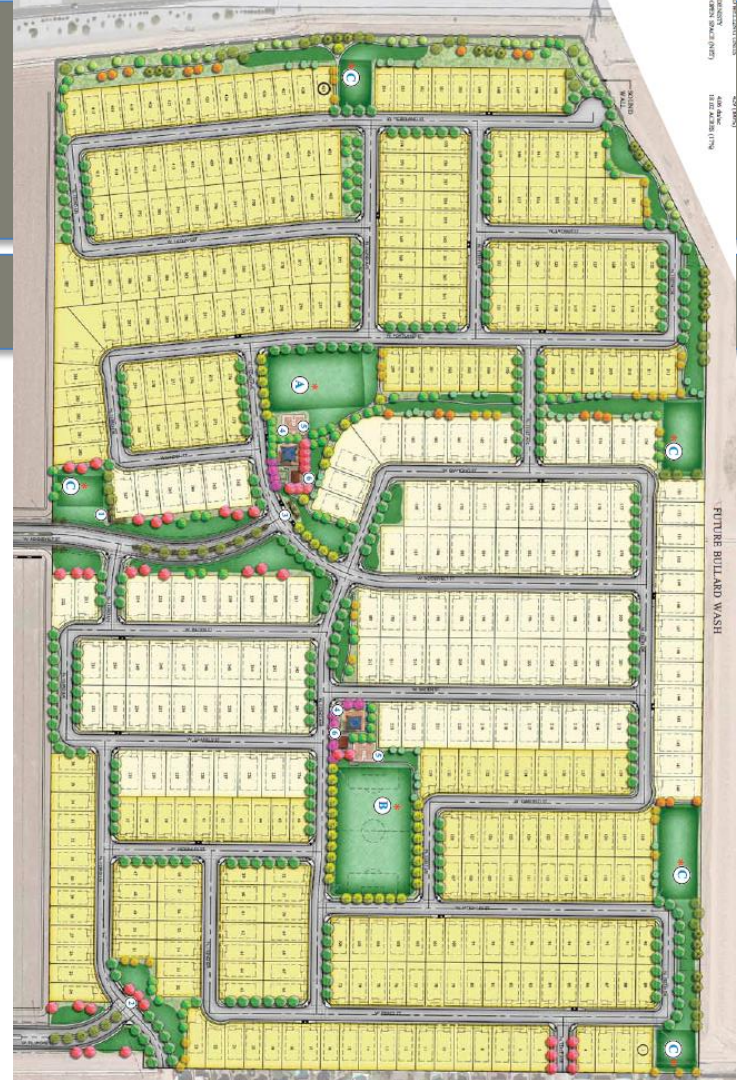
- 50' and 55' wide lots
- Amenity: 1
- Connectivity: 2
- Streetscape: 2



# Example

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- Streetscape: 2

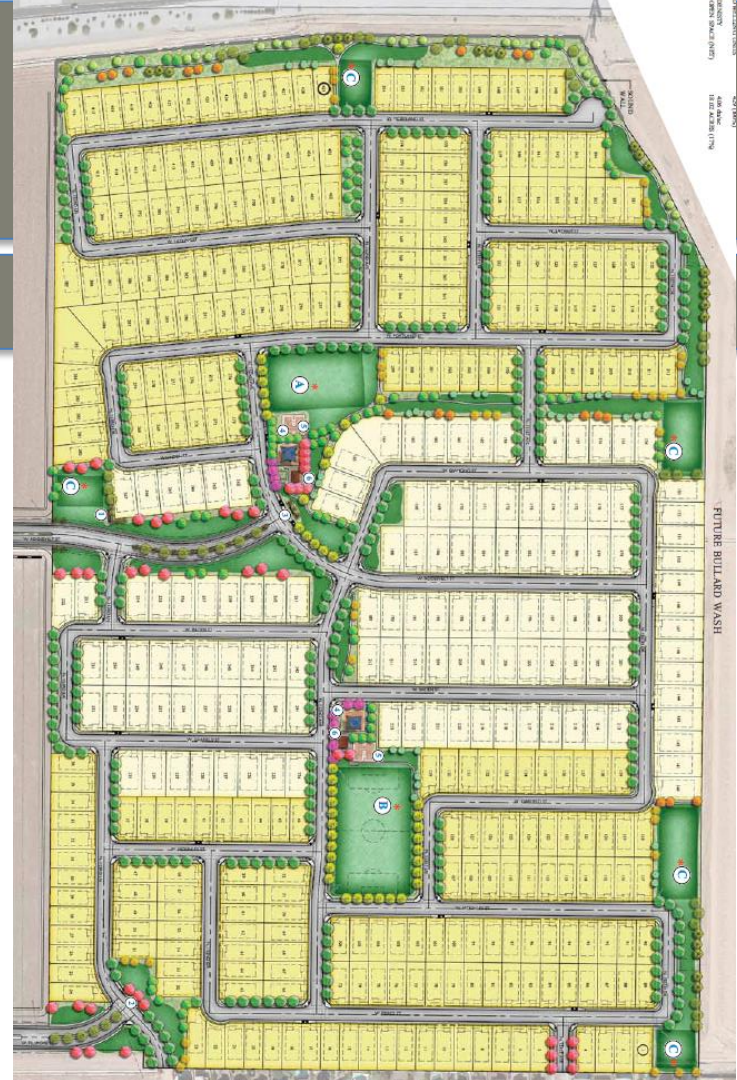




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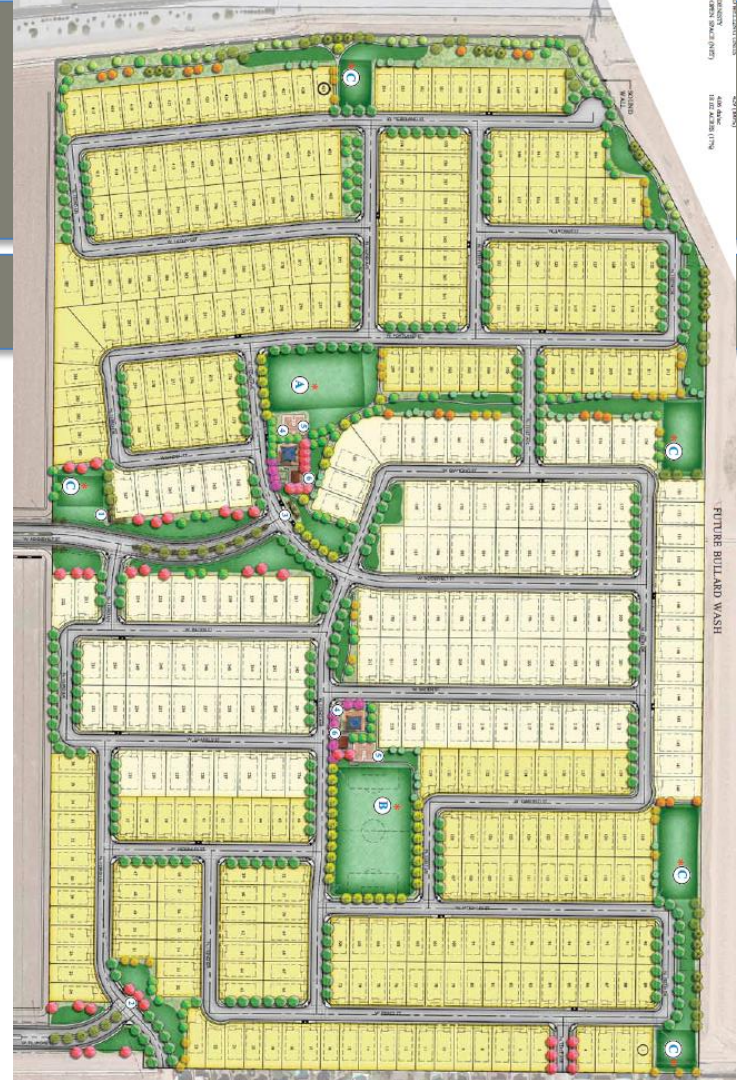
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# Example

## FULTON HOMES @ ESTRELLA COMMONS

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- Amenity: 1 ✓
- Connectivity: 2 ✓
- Streetscape: 2 ✓





# Additional Changes



- Assisted Living Homes
- Home Business
- Animals

# Public Participation



- Development Advisory Forum 9/20/2017
- Public hearing notices published on 9/22/2017
- P&Z Commission recommended approval on 11/8/2017

# Summary of changes



- 3 new districts
- Deleting the AP (Agricultural Preservation) District
- Modification of R1-6 minimum
- No substantive changes to Multi-family regulations
- Update to definitions

# Questions?

