

5/30/2017

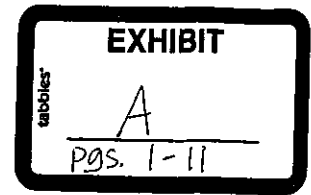


Exhibit – “A” –

R-2 & R-3 Zoning Code Amendments’ – Final Draft

Note: All proposed amendments are in *Italics*. All words or phrases to be removed are lined through.

Article 1, Section 1.3 – Definitions:

After the definition for the “Comprehensive Plan” add:

(New) - “Condominium – means a development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel”.

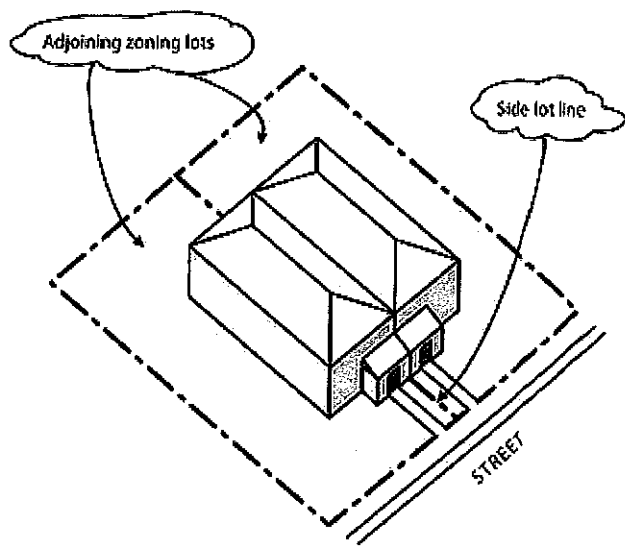
Exhibit # 1 – Condominium:



After the definition of Condominium, amend "Dwelling Attached" to read:

"Dwelling, Attached means *two single -family structures*, on individual lots, attached by a common wall and a common property line with another structure".

Exhibit # 2 – Dwelling (Single-Family) Attached:



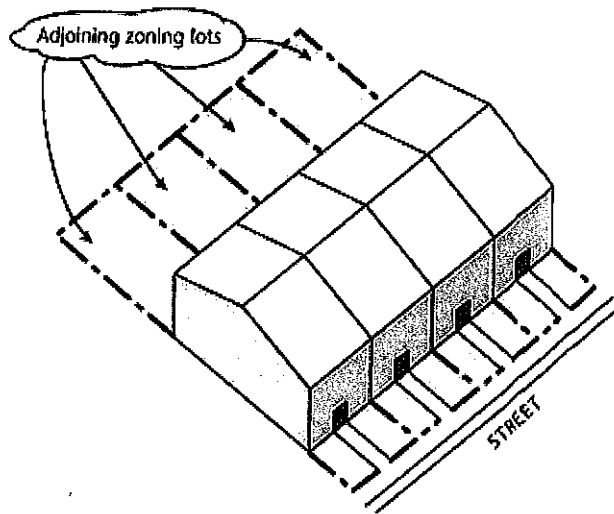
After the definition of "Structure" add:

(NEW) "Townhouse - means one of a series of attached single-family dwelling units (three or more), each having its own lot and principle access from the ground floor and each separated from adjacent units by a common continuous wall from basement to roof".

Exhibit # 3 – Townhouse:



Exhibit # 3b-Townhouse:



Zoning Standard Changes

Section 3.3 - Medium Density Residential Zone (R-2)

(Page 10):

Staff recommends amending the Medium Density Residential Zone (R-2) to read as follows:

Permitted Uses:

The following uses are permitted outright in the R-2 zone:

- *All uses in the R-2 Zone are subject to determination of possible compliance with Article 4, Section 4.3 (Geologic Hazard Overlay) and Section 4.4 (Flood Hazard Overlay) and Article 6, Section 6.7 (Design Review).*
- A. Single family dwelling (*detached*).
- B. *Single family-attached*
- C. *Townhouses - Maximum of three (3) units together on one parcel. Structures made up of more than three attached houses are prohibited unless approved by the City Planning Commission.*
- D. Manufactured Home on an individual lot, subject to standards of section 5.11
- E. Two family dwelling (*duplex*).
- F. Accessory buildings incidental to primary residential use.
- G. Home occupation which meets the restrictions of Section 5.8.

Conditional Uses: Remain the same.

Lot Size and Dimensions:

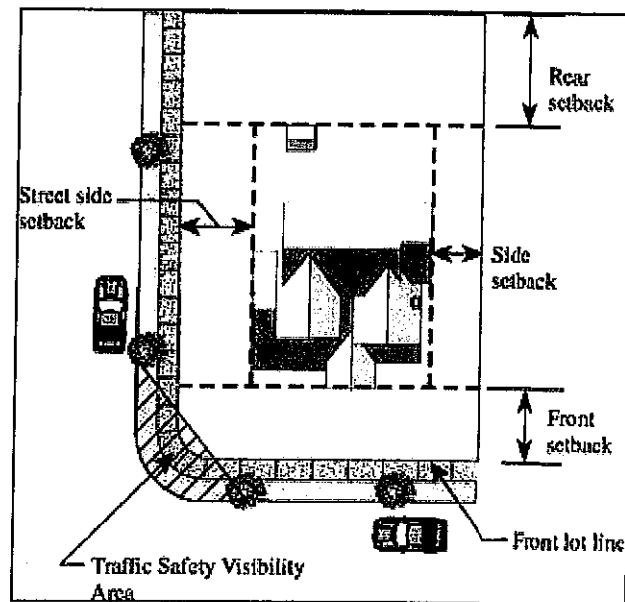
- A. The minimum lot size shall be 6,000 square feet for a single family dwelling (*detached*); *3,000 square feet for townhouses and attached single-family dwellings (per unit)* and 8,000 square feet for a two family dwelling (*duplex*).
- B. The minimum average lot width for single-family dwelling shall be 60-feet, and shall be 60-feet wide at the building line; *for single-family*

attached dwellings and townhouses, the lot width shall be 30-feet (per unit) and the minimum lot width shall be 30-feet, per unit, at the building line.

Setbacks:

- A. The minimum front yard shall be twenty (20) feet – No change
- B. *For Single-family detached dwelling units, the minimum side yard shall be five-feet (5-feet), except the minimum side yard on the street side of a corner lot shall be fifteen feet (15-feet);*
- C. *For Single-family attached dwellings and townhouses, the setback for the nonattached side of a dwelling unit (end units) shall be five feet (5 feet); the minimum side yard on the street side of a corner lot shall be Fifteen feet (15 feet).*

Exhibit # 3c: Setbacks:



Building Height:

Buildings in the R-2 zone shall not exceed a height of 35 feet. Or two and one-half stories, whichever is less. Structures exceeding 35 feet are subject to review and determination by Planning and Public works as Type II Decisions, who shall consider the request using the Design Review standards and criteria under Section 6.7

Lot Coverage:

- The lot coverage shall not exceed forty (40) percent of the total area of the lot. *The total lot coverage for single-family attached dwellings and townhouses shall not exceed fifty (50) percent of the total area of the lot.*

(Page 12):

Section 3.4 - High Density Residential Zone (R-3)

Staff recommends amending the High Density Residential Zone (R-3) to read as follows:

- *All uses in the R-³ Zone are subject to determination of possible compliance with Article 4, Section 4.3 (Geologic Hazard Overlay) and Section 4.4 (Flood Hazard Overlay) and Article 6, Section 6.7 (Design Review).*

Permitted Uses:

The following uses are permitted outright in the R-3 Zone:

- A. Single family dwelling (*detached*).
- B. *Single family-attached, (See: Exhibit #2 –Definitions).*
- C. *Townhouses, Maximum of six (6) units together (See: Exhibit # 3 – Definitions).*
- D. Manufactured Home on an individual lot, subject to standards of section 5.11
- E. Two family dwelling (*duplex*)
- F. Multi family dwelling (*Apartments and Condominiums*)
- G. Accessory buildings incidental to primary residential use.
- H. Home occupation which meets the restrictions of Section 5.8.

Conditional Uses: Remain the same.

Lot Size and Dimensions:

- A. For a single-family dwelling (*detached*), the minimum lot size shall be 5,000 square feet; *2,500 square feet for townhouses and attached single-family dwellings (per unit)* and 8,000 square feet for a two family dwelling.
- B. For multifamily dwelling (*apartments and condominiums*), the minimum lot size shall be 11,000 square feet for the *first* three units, with an additional 2,000 square feet of land area required for each additional unit.
- C. The minimum average lot width for a *detached* single-family dwelling shall be 60-feet, and shall be 60-feet wide at the building line; *for*

single-family attached dwellings and townhouses, the lot width shall be 30-feet (per unit) at the building line.

- D. The minimum average lot depth shall be eighty (80) feet.
- E. The minimum average lot frontage shall be twenty (20) feet.

Standards for Multi Family Dwellings (*apartments and condominiums*):

No changes proposed for this section (A thru E-4, page 13).

Setbacks:

- A. The minimum front yard *depth* shall be twenty (20) feet.
- B. The minimum side yard setback for one or two story buildings shall be a minimum of seven and one-half feet. For buildings exceeding two stories - the side yard shall be increased by one foot in horizontal distance for every three (3) feet of building height. On corner lots the side yard for all structures shall be a minimum of ten (10) feet on the side abutting the street.
- C. The minimum rear yard setback *for single-family Detached; Single-Family Attached; Townhouses and Multi-Family Units* shall be ten (10) feet.
- D. *(new): The minimum side yard setback for single-family detached dwelling units, shall be five-feet (5-feet); The minimum side yard on the street side of a corner lot shall be ten-feet (10-feet);*
- E. *(new): The minimum side yard setback for single-family attached dwellings and townhouses, on the nonattached side of a dwelling unit (end units) shall be five feet (5 feet), The minimum side yard setback on the street side of a corner lot shall be ten feet (10 feet).*

Building Height:

The maximum height of a structure shall be thirty five (35) feet. Or two and one-half stories, whichever is less. *Structures exceeding 35 feet are subject to review and determination by Planning and Public works as Type II Decisions, who shall consider the request using the Design Review standards and criteria under Section 6.7*

Lot coverage: no change

Design Review. All new multifamily, townhouses, and professional office development in the R-3 zone, including new construction, a significant modification or expansion, or change in use to a multifamily or office use, is subject to Design Review under the provisions of Section 6.7. A change in use from an existing multifamily or office use to a new multifamily or office use shall be required to go through Design Review if the change is to a more intensive use in any external impact, as determined by Planning and Public Works. External impact includes, but is not limited to, impacts such as the number of units, traffic, parking and noise.

End of Report