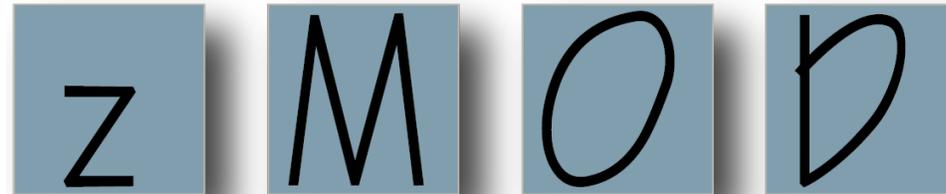




# Zoning Ordinance Districts and Development Standards



Development Process Committee  
October 22, 2019

Casey Judge, Carmen Bishop, and Clarion Associates

# Today's Discussion

- Zoning and Overlay Districts
- Development Standards, Parking, and Signs



# New Ordinance Structure

1) General Provisions

2) Zoning Districts

3) Overlay Districts

4) Use Regulations

5) Development Standards

6) Parking and Loading Standards

7) Sign Standards

8) Procedures and Enforcement

9) Definitions

\*Related definitions included in each draft

August  
9<sup>th</sup> Draft

July 1<sup>st</sup>  
Draft

October  
11<sup>th</sup>  
Draft

# Zoning and Overlay Districts



# General Layout

## 5. R-2 Residential District, Two Dwelling Units/Acre<sup>35</sup>

### A. Purpose<sup>36</sup>

The R-2 District is established to provide for single family detached dwellings and affordable dwelling unit developments, and to allow other uses that are compatible with the low-density suburban character of the district.

Figure 2102.9: R-2 District Aerial Example



### B. R-2 Lot and Building Dimensional Standards

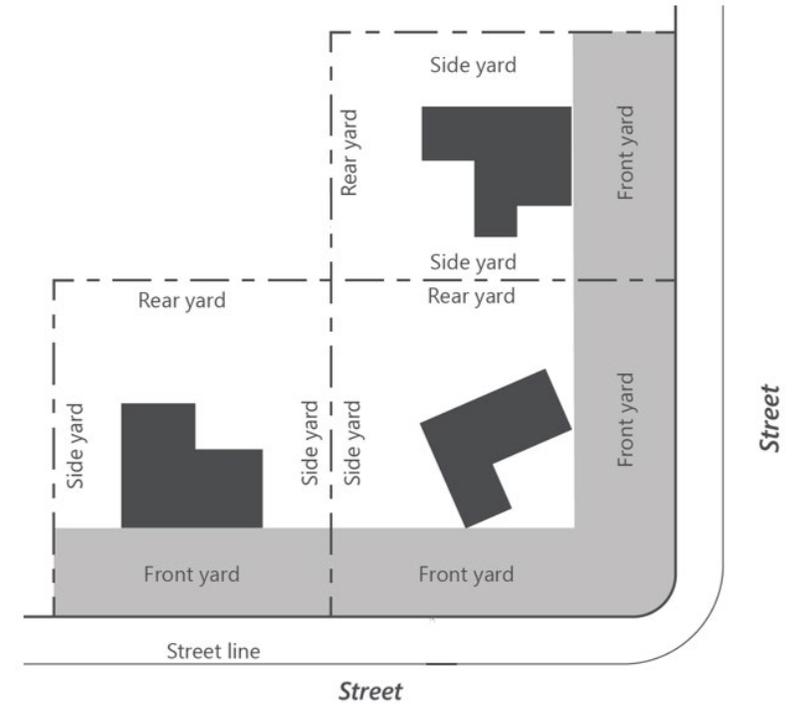
TABLE 2102.5: R-2 Lot and Building Standards					
		Conventional		Cluster	
District size, minimum		No requirement		2 acres [1]	
Density, maximum		2 du/ac		2 du/ac	
Open space, minimum		No requirement		25 percent of the gross area	
Lot area, average		18,000 square feet		No requirement	
Lot area, minimum		15,000 square feet		13,000 or 15,000 square feet [1]	
		Interior	Corner	Interior	Corner
<b>A</b>	Lot width, minimum	100 feet [2]	125 feet [2]	No requirement [1]	100 or 125 feet [1]
		Single family dwellings		Other uses	
		Conventional	Cluster		
<b>B</b>	Front setback, minimum	35 feet	25 feet	Setback equal to building height, but not less than 35 feet <sup>37</sup>	
<b>C</b>	Side setback, minimum	15 feet	8 feet (total minimum 24 feet)	See Table 2102.5a below	
<b>D</b>	Rear setback, minimum	25 feet		See Table 2102.5a below	
<b>E</b>	Building height, maximum [3]	35 feet		60 feet	
Floor area ratio, maximum		No requirement		0.25 for public uses; 0.20 for uses other than residential or public	



# Corner Lots

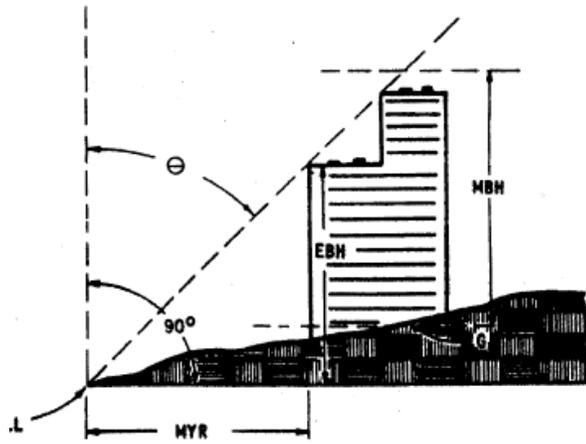
## Rear Setback

- No longer allowed to be the same dimension as the side
- Would require 25-foot setback in R-E through R-8 Districts
- Additional required lot width offsets setbacks



# Angle of Bulk Plane

## Current



- θ : Angle of bulk plane
- LL : Lot line
- MYR : Minimum yard requirement
- EBH : Effective building height
- MBH : Maximum building height
- G : Grade (finished)

$$MYR = EBH \tan \theta$$

$$EBH = \frac{MYR}{\tan \theta}$$

## Proposed

Table 2102.5a: R-2 Setback Relative to Height

Other uses		
Building height, maximum (feet) [1]	Side setback, minimum (feet)	Rear setback, minimum (feet)
20	15	25
25	18	25
30	22	25
35	26	26
40	30	30
45	34	34
50	39	39
55	43	43
60	47	47

Notes:

[1] Maximum height of the portion of the building with the specified minimum setback

# Other Notable Changes

## Setbacks

- New term replaces “minimum required yards”

## Stacked Townhouses

- Setbacks aligned with single family attached
- Allow maximum building height of 50 – 60 feet

## Overlay Districts

- Appendices integrated into Ordinance

## Airport Noise Overlay District

- New uses integrated into noise compatibility table





# Organization

## Article 5 – Development Standards

- Lot, Bulk, and Open Space
- ADU Program
- Earthborn Vibration
- Water and Sewer Facility
- Grading, Erosion, Sediment Control, and Drainage
- Floodplain
- Common Open Space
- Private Streets
- Landscaping and Screening
- Outdoor Lighting

## Article 6 – Parking and Loading

## Article 7 - Signs

# Extensions and Setbacks

## Decks

- Pergolas, trellises, and overhanging planters are now permitted above the railing
- Change to allow lattice:
  - Below deck that is less than four feet in height
  - Over the railing on two sides extending from the side and may extend up to 8 feet from deck floor



# Extensions and Setbacks, cont'd

## Decks vs. Patios

- New definitions differentiating the two, but same extensions apply



# Extensions and Setbacks, cont'd

## Carports

- No longer permitted to encroach 5 feet into any side setback (but no closer than 5 feet) in response to enclosures and resulting violations
- Only applies to new construction



# Landscaping and Screening

## Transitional Screening and Barrier Type Table

- New uses have been integrated into the table based on current practice or the most similar use

## Peripheral Parking Lot Landscaping

- Specific width of the landscaping strip has been removed from Ordinance and will be determined by the PFM



# Parking and Loading

## Minimum Required Off-Street Parking Table

- New uses have been integrated into the table based on the most similar use, previous zoning applications, or from the LDS Land Use – Parking Rate Table

## Stacked Townhouses

- New rate: 2.3 spaces per unit (between SFA and multifamily rates)
- Added to Transit Station Area table to allow a reduced rate based on bedrooms

*\*Parking rates will be revisited during a Phase II Amendment*

TABLE 6100.1: Minimum Required Off-Street Vehicle Parking Spaces	
Use	Minimum Parking Requirement
Household Repair and Rental Service	1 space per 200 square feet of gross floor area
Personal Service	1 space per 200 square feet of gross floor area
<b>Recreation and Entertainment</b>	
Banquet or Reception Hall	1 space per 3 persons based on the occupancy load; plus 1 space per employee
Campground	As determined by the Board or BZA
Commercial Recreation, Indoor <sup>320</sup>	Generally: 1 space per 3 persons based on the occupancy load; plus 1 space per employee Bowling Alley: 4 spaces per alley, plus 1 space per employee, plus such additional spaces as may be required herein for affiliated uses such as restaurants Commercial Swimming Pool: 1 space per 4 persons lawfully permitted in the pool at one time, plus 1 space per employee Theatre: 0.3 space per seat or similar vantage accommodation
Commercial Recreation, Outdoor	Generally: 1 space per 3 persons based on the occupancy load plus 1 space per employee Swimming Pool, Commercial: 1 space per 4 persons lawfully permitted in the pool at one time, plus 1 space per employee

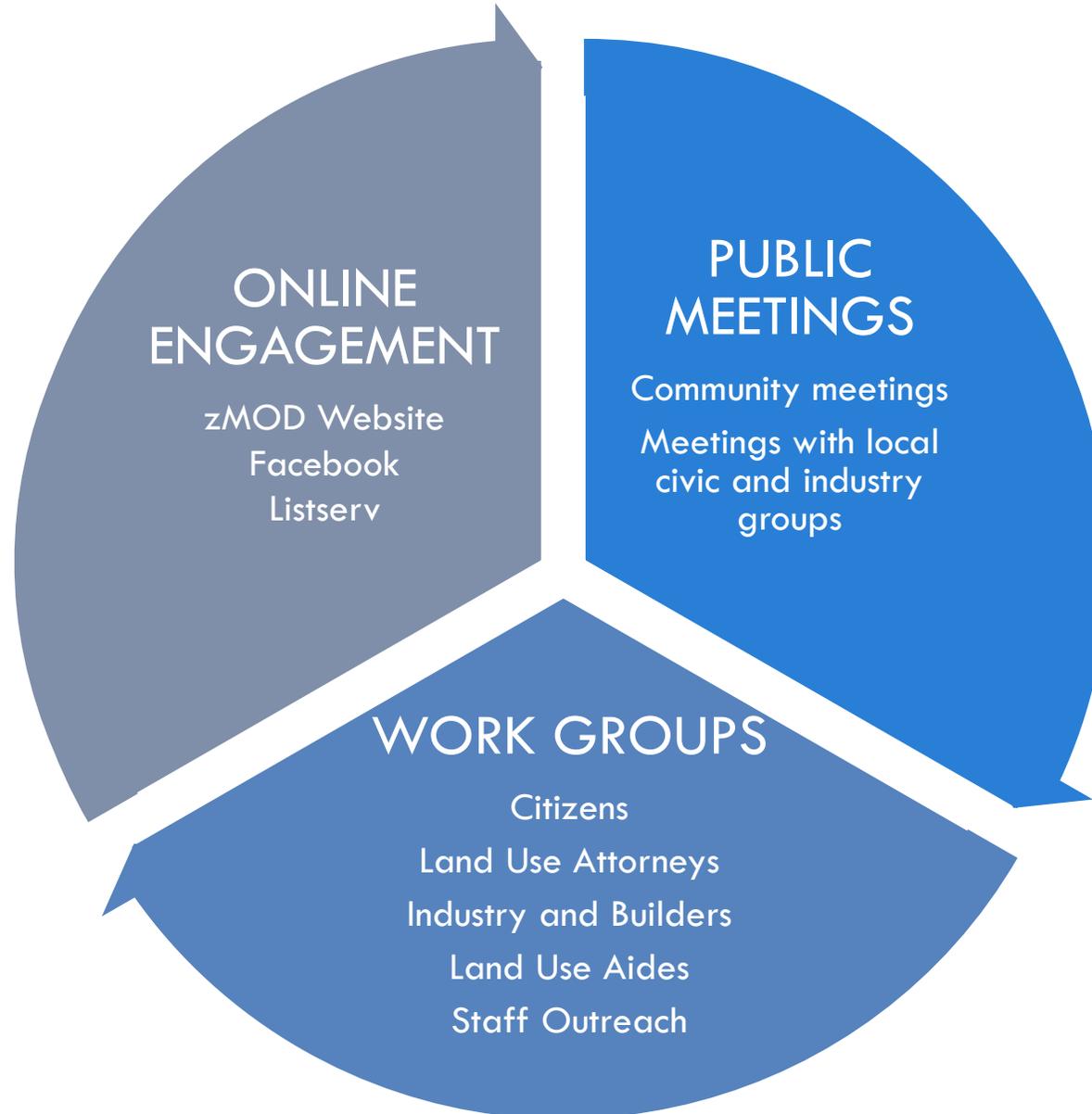
# Next Steps and Outreach



# Next Steps



# Outreach



*\*Staff is available to present the drafts to community groups, receive feedback, and answer questions*

# Questions & Discussion

