



# Residential Code Modernization Project

Planning Commission Public Hearing  
March 11, 2020

Presented by Daniel Pauly AICP, Planning Manager

# Presentation Outline

- Purpose of Project
- Proposed Amendments
- Highlight Recent Updates

# Purpose of Project

- Excellence and Continuous Improvement
- Make Code More Clear and Objective
- Ensure Feasible Implementation of Standards
- Better Tailor to Smaller-Scale Projects

# Excellence and Continuous Improvement

- PDR standards almost 20 years old
- Opportunities identified by staff and customers should be addressed periodically
- Focus on improvements with greatest impact

# Clear and Objective Standards

- State rules around clear and objective standards
- Adjustments require subjective waiver process
- Proposal adds clarity to code and limits need for waiver process

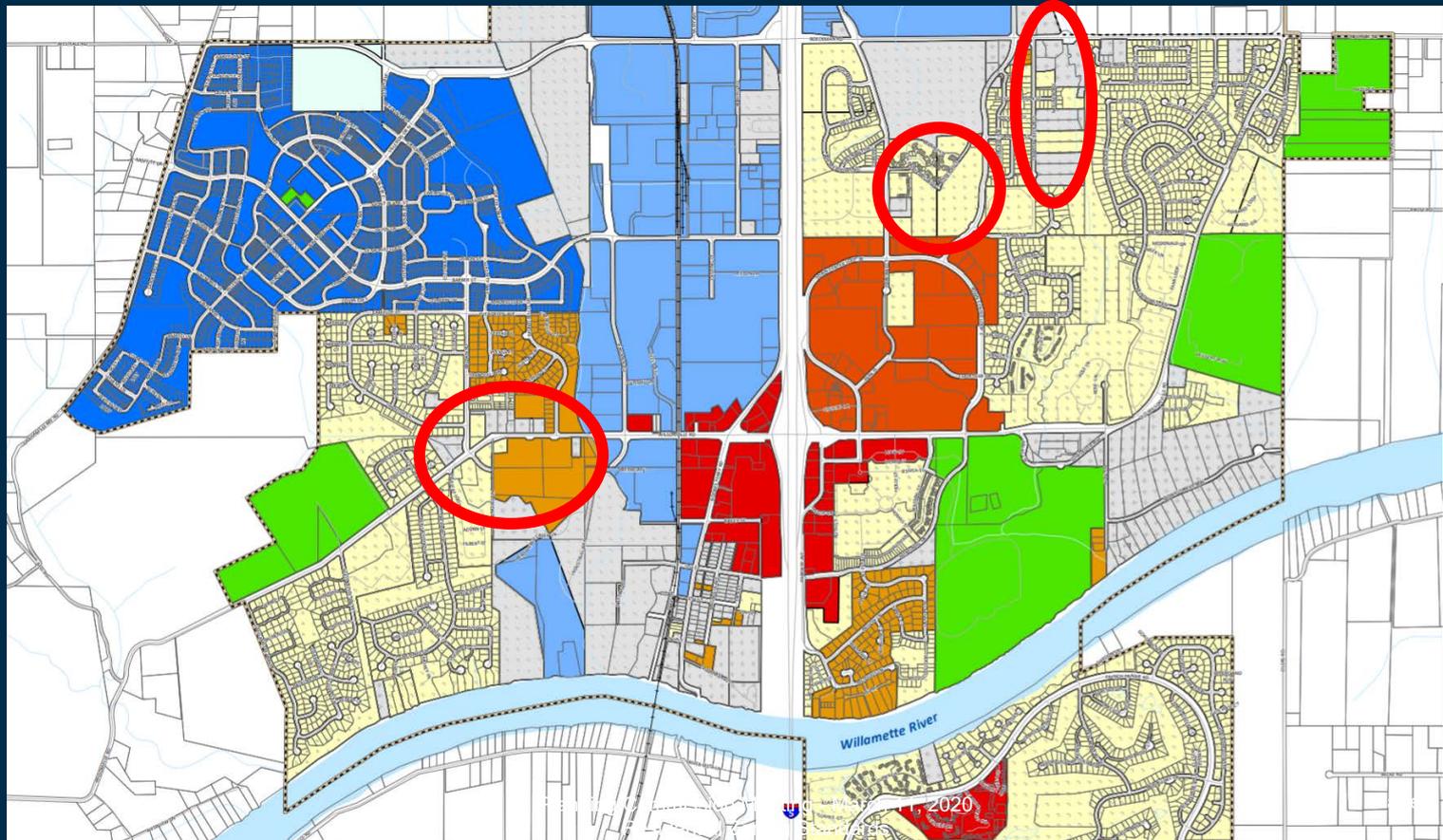
# Feasible Implementation

- “Math” doesn’t always work
- Conflicting “land consuming” requirements
  - Density and minimum lot size
  - Right-of-way
  - Open space
  - Stormwater
- Proposal reduces conflicts, prioritizes adjustments and ensures “math works” under most circumstances

# Accommodate Smaller Projects

- Current PDR standards focus on large-scale projects
- New growth areas (Villebois and Frog Pond) use different zoning standards
- Only a couple large sites (10+ acres) exist where PDR standards would be applied
- A number of potential small size (1-5 acre) sites
- Proposal updates standards to work better on smaller sites while still accommodating large-scale projects

# Where it Matters Most



# Two Topic Areas

- Density Calculations and Lot Size
- Open Space Requirements



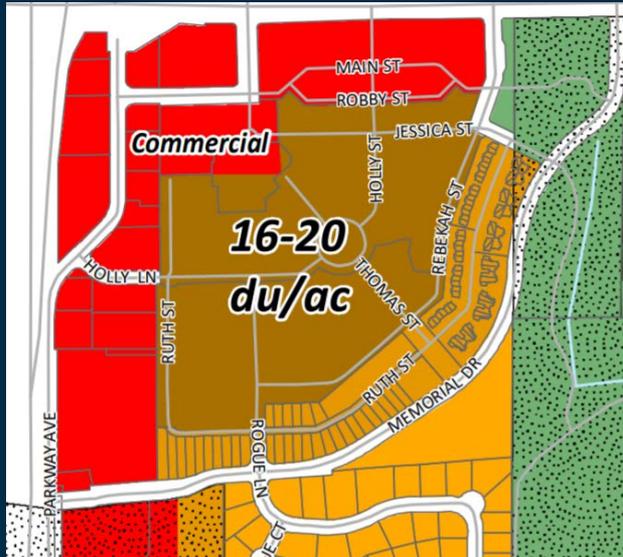
# TOPIC AREA 1

## DENSITY CALCULATIONS & LOT SIZE

# Density Calculations and Lot Size

How to fix  
inconsistencies?

# Comprehensive Plan Map and Text Inconsistency



Map

Density:	0-1 units/acre
	2-3 units/acre
	4-5 units/acre
	6-7 units/acre
	10-12 units/acre
	18-20 units/acre

Text

# Comprehensive Plan to PDR Zone Density Conversion

Comp Plan Density Range District	Comprehensive Plan Text	Development Code
0 to 1	PDR-1	PDR-1
2 to 3	PDR-2	PDR-2
4 to 5	PDR-3	PDR-3
6 to 7	PDR-3 or PDR-4	PDR-4
10 to 12	PDR-3 or PDR-4	PDR-5
18 to 20	PDR-6 or PDR-7	PDR-6
20+	NA	PDR-7

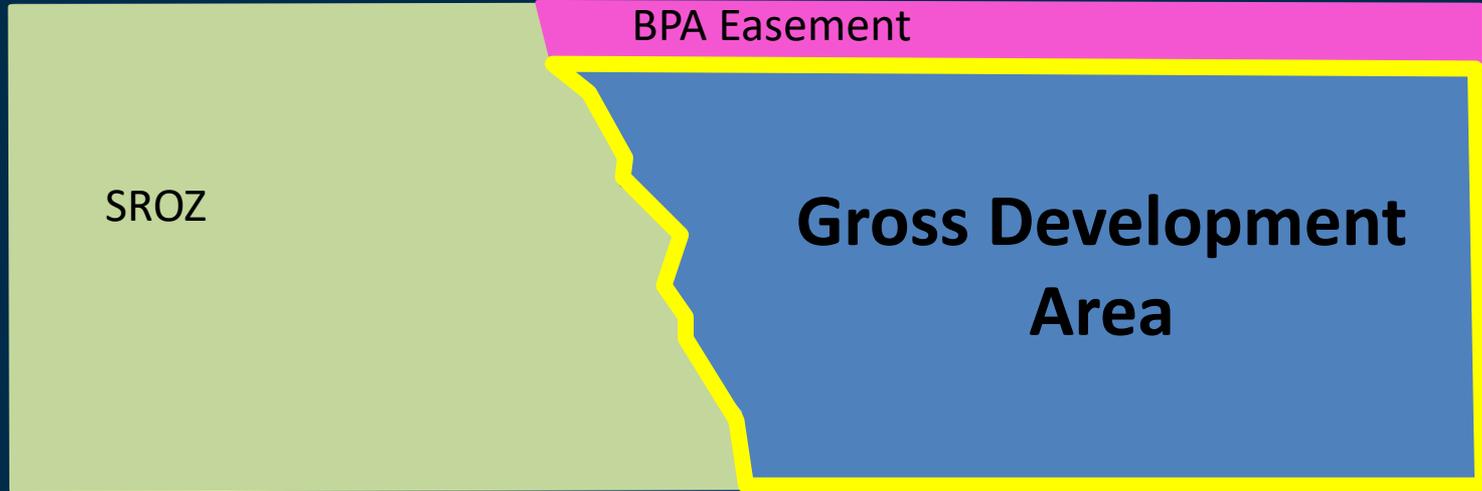
# Proposed Conversion Table

Zoning Designation	Comprehensive Plan Map Density Range District*	Max Density per Acre	Min Density per Acre
PDR-1	0-1	1	0.8
PDR-2	2-3	3	2.4
PDR-3	4-5	5	4
PDR-4	6-7	7.5	6
PDR-5	10-12	12	9.6
PDR-6	16-20	20	16
PDR-7	Over 20	As approved by Zoning Order/Stage 1 Master Plan, at least 25	80% of Max Density

# Density Calculations and Lot Size

How to clarify  
calculation of allowed  
density?

# Calculating Density



# Density Calculations and Lot Size

How to ensure “land  
consuming requirements”  
do not exceed available  
land?

# “Land Consuming Requirements”

Min. Density x **Min. Lot Size** +  
**Open Space Requirements** +  $>$  Available Land  
Right-of-way dedication +  
Stormwater treatment areas

# Minimum Lot Size Proposed Changes

Zoning Designation	Minimum Lot Size (square feet) <i>(Current Code Italics)</i>
PDR-1	20,000 <i>(25,000)</i>
PDR-2	7,000 <i>(12,000)</i>
PDR-3	4,500 <i>(5,000)</i>
PDR-4	3,000 <i>(4,000)</i>
PDR-5	2,000 <i>(2,500)</i>
PDR-6	None <i>(none)</i>
PDR-7	None

# Adjustments



1. Minimum Lot Size  
20% of Lots by 20%
2. Open Space Area

# Density Calculations and Lot Size

How to best present lot standards in the code?

# Code Standards

## Proposed Table Approach

### Section 4.124.5. PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- (.01) Average lot area per unit: 3,000 square feet.
- (.02) Minimum lot size: 2,500 square feet.
- (.03) Minimum density at build out: One unit per 4,000 square feet.

#### (.04) Other Standards:

- A. Minimum lot width at building line: Thirty (30) feet.
- B. Minimum street frontage of lot: Thirty (30) feet.
- C. Minimum Lot Depth: Sixty (60) feet.
- D. Setbacks: per Section 4.113(.03).
- E. Maximum height: Thirty-five (35) feet.
- F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

#### (.05) Examples of development that is typically permitted (hypothetical 10-acre site):

- A. 108 town-house units on individual lots, or
- B. 145 dwelling units (any combination of multiple-family or single-family units).

x7



Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings <sup>c</sup>	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot <sup>A</sup> (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 sf lot) 40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000-8000 sf lot)	60/30	70	
PDR-3	4,500		50/60	40/40 <sup>B</sup>	60	
PDR-4	3,000		75/75	35/35 <sup>B</sup>	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

A. Lot frontage may be on a public street or approved, platted private drive.

B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations.



# TOPIC AREA 2

# OPEN SPACE REQUIREMENTS

# Open Space Requirements

How much open  
space?

# Amount of Open Space



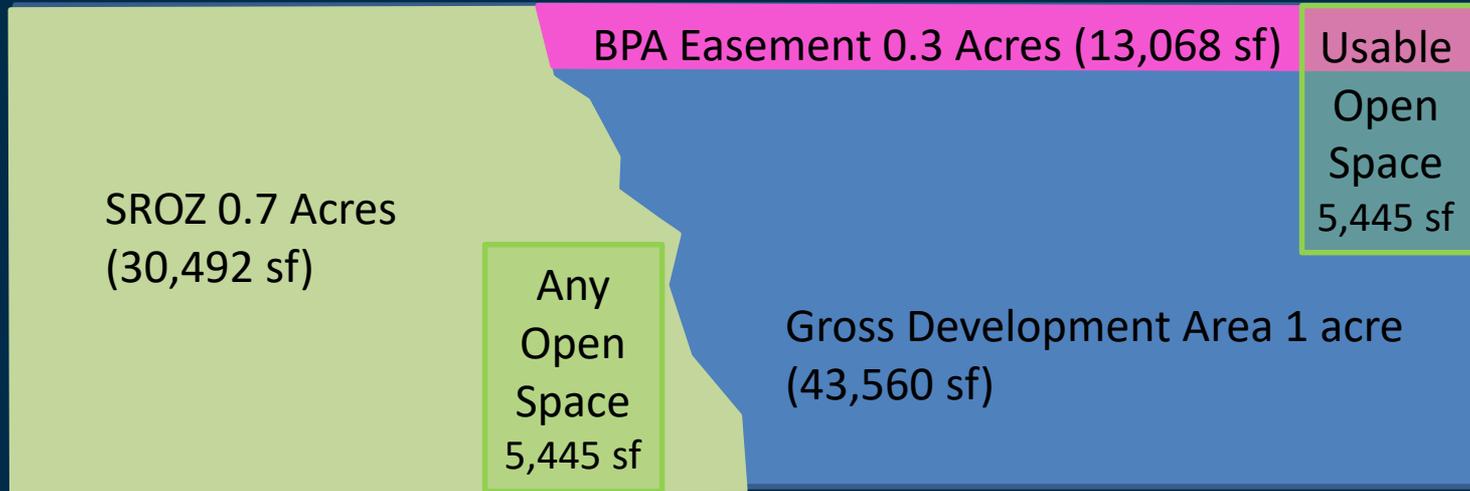
# Amount of Open Space



Total open space required equal to 25% of Gross Development Area  
 $1 \text{ acre} * 25\% = 0.25 \text{ acres (10,890 sf)}$

Half of open space required to be usable  
 $0.25 \text{ acre} * 0.5 = 0.125 \text{ acres (5,445 sf)}$

# Location of Open Space



Total open space required equal to 25% of Gross Development Area  
 $1 \text{ acre} * 25\% = 0.25 \text{ acres (10,890 sf)}$

Half of open space required to be usable  
 $0.25 \text{ acre} * 0.5 = 0.125 \text{ acres (5,445 sf)}$

# Open Space Requirements

Does the open space  
add value?

# Required Characteristics

- Individual Open Space Minimum Size
- Professionally Designed Usable Open Space
- Connected wildlife habitat

# Recent Updates

- Language emphasizing open space priority for adjustment process
- Half of 25% open space must be usable
- No private yards count as required open space
- SROZ language updates for clarity and consistency.

# Recommendation

- Recommend adoption of updates to City Council