

**UDC Articles 4 (Zones) & 6
(Dimensional Standards and
Measurements) –

Planning Commission
June 6, 2012
Public Hearing**

Article 4 – Summary

- Provides purpose statements for each base zone;
- Identifies the permitted uses and special exception land uses for each zone;
- Establishes use specific standards for certain uses; and,
- Establishes standards for temporary land uses.

Planning and Development Services Department
June 6, 2012



**Article 4 – Significant Differences Between
the LUC & UDC**

1. The permitted and special exception land uses have been reorganized into a table format;
2. The permitted use table has been expanded to include subtypes (formerly secondary uses), which are currently not easily identifiable in the LUC; and,
3. The Family Dwelling use has been expanded to identify when its subtypes (e.g. single-family detached, duplex, multifamily) are permitted.

Planning and Development Services Department
June 6, 2012



Article 4 – Additional Changes/Edits Needed

1. Revise the Wireless Communication use-specific standards to be consistent with recent Federal law (may occur after the UDC is adopted).



Article 6: Dimensional Standards and Measurements – Purpose

Article 6 provides the general dimensional standards that apply to principal and accessory structures for each zoning district in the city and the method for measuring the dimensional standards to ensure consistent application of the standards.



Zone-Based Dimensional Standards

1. In general, the proposed zone-based standards are the same dimensional standards of the predominant Development Designator or most typical use associated with a particular zone.
2. Exceptions to the proposed zone-based standards are incorporated into Article 6.



Zone-Based Dimensional Standards

3. The proposal maintains the currently methods of measuring lot coverage, perimeter yards, and height.
4. The Development Compatibility Standards have been deleted.



Changes to the May 2012 Draft

1. On May 10th, the Article 6 Committee agreed upon revisions to the nonresidential use next to nonresidential zone perimeter yard standards for the R-1 thru 3, MH-1 & 2, O-1 thru 3, P, RV, and NC zones that result in a slight reduction from the current standards and reduces the number of different formulas.
2. The committee also agreed to eliminate several minor exceptions to the zone-based standards.



Proposed Perimeter Yard Changes

1. For the R-1 thru 3, MH-1 & 2, O-1 thru 3, and RV zones, the Res and Nonres. Use next to Nonres. Zone perimeter yard standards are proposed for revision from (H) to 10' or $\frac{1}{4}(H)$.
2. For the P zone, the Nonres. Use next to Nonres. Zone perimeter yard standard revised from (H) to 6' or $\frac{2}{3}(H)$.



Overview of the Perimeter Yard

The required perimeter yard is based on the proposed use's zone, whether the use is residential or nonresidential, and the proposed use's adjacency to a residential or nonresidential zone.



Applicability: Residential Use

For the purposes of determining perimeter yard requirements, a residential use is a:

1. Single family, attached and detached;
2. Single family dwellings that meet the nonconforming group dwelling criteria.
3. Residential care services located or locating into an existing residence;
4. Duplex;
5. Manufactured housing; or,
6. Mobile home dwelling.



Applicability: Residential Zone

- For the purposes of determining perimeter yard requirements, a residential zone is OS, IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, R-3, MH-1, MH-2, MU, or PAD.
- This is the same as the LUC.
- Unresolved issue: Should MU and PAD be considered residential or nonresidential zones?



Proposed Zone-Based Dimensional Standards – R-1 Zone

R-1 - there are 5 Development Designators (2 residential, 3 nonresidential)



Proposed Zone-Based Dimensional Standards – R-1 Zone

Residential Density (max.)	SF:1/7,000 sf: SF (2 units): 2/10,000 sf
Lot Size/Site Area (min.)	SF: 7,000 sf SF (2 units): 10,000 sf
Lot Coverage (max %)	70%
Height (ft)	25



Proposed Zone-Based Dimensional Standards – R-1 Zone

Street	Sec. 6.4.4.C
Res. Use ➡ Res. Zone	6' or 2/3(H)
Res. Use ➡ Nonres. Zone	10' or ¼(H)
Nonres. Use ➡ Nonres. Or Res. Zone	10' or ¼(H)



Exceptions to the Proposed Zone-Based Dimensional Standards – R-1 Zone

R-1	Elementary/Secondary School	Lot Size = 20,000 sf Lot Coverage = 15% NR next to R = 20' or (H)
	Religious, Cultural Use, and Parks and Recreation	Lot Size = 20,000 sf Lot Coverage = 60%



Proposed Zone-Based Dimensional Standards – C-1 Zone

C-1 - there are 12 Development Designators (2 residential, 10 nonresidential)



Proposed Zone-Based Dimensional Standards – C-1 Zone

Residential Density (max.)	36/acre
Lot Size/Site Area (min.)	0
Lot Coverage (max %)	Res: 75% Nonres: N/A
Height (ft)	Res: 25; Nonres: 30



Proposed Zone-Based Dimensional Standards – C-1 Zone

Street	Sec. 6.4.4.C
Res. Use \Rightarrow Res. Zone	10' or $\frac{1}{4}(H)$
Res. Use \Rightarrow Nonres. Zone	10' or $\frac{1}{4}(H)$
Nonres. Use \Rightarrow Res. Zone	$1\frac{1}{2}(H)$
Nonres. Use \Rightarrow Nonres. Zone	0



Exceptions to the Proposed Zone-Based Dimensional Standards – C-1 Zone

- Golf Course;
- Cemetery;
- Communications;
- Distribution System;
- Group Dwelling;
- Personal Storage;
- Renewable Energy Distribution; and,
- Research and Product Development

Staff Recommendation

To keep the public hearing open until July to allow stakeholders additional time to review and comment of the proposed documents.


