



**Date:** December 2, 2023  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** Residential Cottage (RC) Zoning District

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Following the November 9, 2023 work session, staff completed its analysis of the current zoning districts with respect to the permissible development area and corresponding development densities. The attached spreadsheet provides the details of this analysis. Additionally, staff performed GIS analysis of several the central city neighborhoods to identify actual development patterns with respect to what the current UDC permits for density and lot coverage. As one would expect, the current patterns are significant less dense than allowed by the Code. Staff will present these findings at the upcoming work session as well.

In addition to these items, staff has produced a series of lot size scenarios relating to the new RC (Residential Cottage) district. These scenarios are intended to provide Commissioners a tabular overview of the various "lot depth to lot width" possibilities that could be employed in seeking to develop a "greenfield" RC subdivision. Staff has run scenarios at 500 sq.ft. intervals for lots ranging from the minimum of 3000 sq.ft. to a maximum of 5000 sq.ft. The 5000 sq.ft maximum lot area reflects the belief that once an RC lot reaches this size it should be required to comply with the standard front and rear yard setbacks of 25-feet applicable in the R-2 and R-MF districts. Additionally, establishing this maximum lot area, in addition to the RC minimum, creates a unique space within the UDC that will permit small footprint single-family detached homes on individual lots to be created without unnecessary regulatory approvals.

Finally, based on the discussion at the last work session, staff proposes that a cottage dwelling be no greater than a total of 1500 square feet (all floors) by definition. This maximum size appears to be consistent (if not at the upper end) of the definitions that staff has identified and would permit a modest home to be constructed. To further address the Commission's discussion on lot coverage, staff proposes an RC lot be permitted to be improved with structures (i.e.; dwelling and accessory) that are either the greater of the lot's building envelope area or 30% of the lot area, not to exceed 1500 sq.ft. The impacts of this recommendation are shown within the attached scenario tables for each lot size analyzed. In recommending this provision, staff believes that construction of a dwelling unit on an RC lot will be varied to maximize its size while also retaining lot area for accessory structures. The 30% coverage is approximately the mid-point of older central city development as identified on Commissioner Loe's 1300 substandard lot list.

In reviewing the lot scenarios tables, you will observe that applying the 1500 sq.ft. limitation on total building area leaves additional square footage within the building envelope undeveloped. However, the data shown within the scenario tables also illustrates opportunities by which varying lot sizes within a development can reduce the amount of under-utilized land. Creativity in the layout of an RC development will be critical to ensure land is not under-utilized. Staff will provide a presentation with respect to the lot analysis tables as a part of the upcoming work session.

Staff looks forward to the upcoming work session and the discussion on these topics. Please contact me if you have questions.

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