



**Date:** March 30, 2023  
**To:** Planning and Zoning Commission Members  
**From:** Patrick R. Zenner, Development Services Manager  
**Re:** UDC Text Change – Cottage-style Development


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During the March 9, 2023 work session, the Commission and staff discussed the initial “bones” of the proposed UDC to create a new zoning district to be known as RC (Residential Cottage). Since that meeting staff has continued to make slow progress towards completing a draft set of regulatory changes. The proposed amendments generally to the Articles 1, 2, 3, and 4 of the UDC are attached to this memo and represent where staff is at this point. Based on prior work session discussion there are still changes that will need to be considered as they relate to the Article 5 (Subdivisions) of the UDC generally addressing lot access issue and use of shared driveways.

Also, as noted during the last work session, staff provided the form-based provisions for the “Detached Frontage” from the original draft of the UDC. Please review the standards and come to the April 6 work session prepared to discuss what possible elements from these standards may be applicable “use-specific standards” within RC district.

Staff looks forward to our upcoming discussion. Should you have questions please let me know.

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