

Lack of Open Space –

Development of single-family attached/detached, two-family, or live/work use(s) or zoning are exempt from providing 15% open space as identified in sec. 29-4.4(c)(2)(ii) of the UDC. The current standard providing this exemption is found within sec. 29-4.4(b)(2) and reads:

- (2) Notwithstanding paragraph (1) above, lots or parcels having single-family attached, single-family detached, two-family residential, or live work use(s) or zoning shall be exempt from the general provisions (section 29-4.4(c)), and property edge buffering (section 29-4.4(e)) requirements of this section.

To address the desire to ensure open space within in “small” lot development (i.e. anything less than 5,000 sq. ft) the following change is recommended:

- (2a) Notwithstanding paragraph (1) above, lots or parcels **meeting the following criteria shall be exempt from the general provisions (section 29-4.4(c)), and property edge buffering (section 29-4.4(e)) requirements of this section.**

- a. **Single-family attached residential on lots or parcels greater than 3,500 sq. ft. in area, or**

- b. **Single-family detached residential on lots or parcels greater than 5,000 sq. ft. in area, or**

- c. **Two-family residential on lots or parcels greater than 7,000 sq. ft. in area, or**

- d. **Live-work use(s) on lots greater than 3,500 sq. ft.**

- (2b) **For new developments containing 30 or more single-family detached residential lots, where three-quarters (0.75) or more are less than 5,000 sq. ft. in area, there shall be 300 sq.ft of centralized common open space provided for each lot within the development. This allocation may be reduced if the development is located within a one-quarter (1/4) mile radius of a public park that is connected to said development by a public sidewalk or publicly maintained trail connection.**

Commented [PZ1]: Inclusion of this clause would mean that this provision would only apply to newly platted developments.

Commented [PZ2]: This threshold means that a parcel containing approximately 2.6 acres of gross land area (80% developable) would be required to provide open space. This assumes 100% of the lots to be created are 3000 sq. ft. in area.

Commented [PZ3]: The amount of open space would be 9000 sq. ft. (143 sq. ft/person). This is approx. to 10% of the 2.6-acre development's net developable acreage (i.e. 80% of 2.6-acres) and represents 5% less than that required for non-residential development.

Lack of Diversity – housing & architectural-style

Section 29-4.6 of the UDC specially addresses design standards and guidelines for new development. These provisions exempt single-family detached residences from compliance. In light of the desire to ensure housing and architectural diversity the following changes would be proposed.

Sec. 29-4.6. Design standards and guidelines.

- (a) *Intent.* The intent of this section is to:

- (1) Allow full development of properties consistent with the dimensional standards established in Article 2 of Chapter 29 and Section 29-4.1 while establishing baseline requirements for building and site features that will create stable residential neighborhoods, mixed use, commercial, and industrial areas;

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(b) *Applicability.*

- (1) The standards of this section shall apply to all new development in any district except:
 - (i) Development or redevelopment in the M-DT District (Section 29-4.2).
 - (ii) Structures in which the principal use is one of the following use categories or subcategories as shown in Permitted Use Table 29-3.1.
 - (A) One-family Detached residential, **except on lots less than 5,000 sq. ft. in area**;
 - (B) One-family Attached residential;
 - (C) Two-family residential;
 - (D) Park or Playground;
 - (E) Utilities;
 - (F) Parking Lot or Structure (primary use);
 - (G) Urban Agriculture;
 - (H) Farmer's Market; or
 - (I) Industrial (except Artisan Industry).
 - (iii) A change in the principal use of an existing structure that does not alter the exterior of the structure, or only affects the signage on the exterior of the structure.
- (2) In the case of a conflict between the design standards in this section and design standards applicable to a particular project because of its location in an overlay district listed in section 29-2.3 (Overlay Zoning Districts), or because of a use-specific standard in section 29-3.3 (Use-Specific Standards), the provisions of the overlay district or use-specific standard shall govern.

(c) *Design standards and guidelines.*

- (1) *Entries.* Each principal building shall have one or more operating entry doors facing and visible from an adjacent public street. The location of the entry on the building façade shall be emphasized by the use of different materials, wall articulation around the entry, or foundation plantings around the entry.

(1a) Architectural style. To promote housing diversity and visual interest within single-family detached residential developments containing 30 or more lots, where three-quarters (0.75) or more are less than 5,000 sq. ft. in area, the following standards shall apply to each developed lot:

- (i) **There shall be no less than 2 unique building styles provided within the development differentiated by structure height and square footage.**
- (ii) **Adjacent dwelling units shall contain a minimum of twenty (20) percent change in their exterior building materials and/or fenestration. Change in material/paint color shall be insufficient.**
- (iii) **A maximum of 6 dwelling units utilizing the same building floor plan shall be constructed adjacent to each other – mirroring a building floor plan to create diversity is highly encouraged;**
- (iv) **Transitions between adjacent structures where there is a story or more of difference in height shall be mitigated as enumerated in sec. 29-4.7(c) of the UDC.**

(2) *Transparency.*

- (i) When the primary use of the ground floor frontage of a structure categorized as food and beverage service, office, personal services, or retail in Table 29-3.1, a minimum of twenty (20) percent of each façade area that faces a public street shall be composed of transparent materials.

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Commented [PZ4]: Establishes compliance requirement for single-family detached residences on lots less than 5000 sq. ft.

Commented [PZ5]: Stipulates provisions apply to developments of 30 or more lots.

Commented [PZ6]: Requires minimum housing style mixture

Commented [PZ7]: Reduces likelihood of development monotony. 20% pulled from M-DT standards

Commented [PZ8]: Mirror maximum within the R-MF district for attached SF buildings

Commented [PZ9]: Step-down/increased setbacks pulled from neighborhood protection standards to reduce possible impacts on smaller single-story structures