

# **Ordinance Amendment (ZA-15-10) / General Plan Text Amendment (GPA-15-01) Standards for Medium Density Residential Development**

## **Proposed Ordinance and General Plan Amendments**

- Modifies R2 and R3 Zoning districts
- Establishes specific standards for single family detached, townhomes, condos, multi-family and courtyard homes within those districts
- Provides guidance and flexibility for the design of medium density residential projects

## **Recommendation**

- Introduce Ordinance approving Zoning Amendment ZA-15-10; and,
- Adopt resolution amending the General Plan text for GPA-15-01, amending the definition of density and eliminating reference to height within the General Plan

## **Standards for Medium Density Residential Development**

### **Purpose for the Ordinance and General Plan Amendments**

- RDCS Requires conformance with the General Plan and Zoning Ordinance
- The City Attorney has reviewed this issue and has provided an opinion as requested by the Planning Commission which in summary states “that the language in Section 18.78.190.A is clear and unambiguous that an application that does not conform to the Zoning Code must be rejected by the Planning Officer”
- Necessary to allow zoning compliance determinations for RDCS applications
- Developers and Staff have found the current definition of residential density to be confusing and difficult to apply when dealing with private streets and easements

# **Standards for Medium Density Residential Development**

## **Proposed General Plan Definition for Residential Density**

“Residential Density shall refer to the number of permanent residential dwelling units (du) per acre (acre) of land. Net acre is that portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for: exterior boundary streets; flood ways; public parks; and utility corridors.”

## **Proposed Changes to Maximum Height Limit**

- The maximum building height is included in the zoning ordinance and the General Plan. Specific height limits are typically found within a zoning ordinance. The height limits specified within the General Plan would be eliminated while those specified within the zoning ordinance would be retained.
- The building height within the R3 zone district would be increased from 2 and ½ stories to three stories or forty feet.