



CITY OF LEADVILLE

800 HARRISON AVE.
LEADVILLE, CO 80461

JOINT WORK SESSION WITH PLANNING AND ZONING COMMISSION MEETING AGENDA

Tuesday
August 29, 2023

6:00 P.M.

Council Chambers & Zoom

<https://leadville-co-gov.zoom.us/j/83526944548?pwd=aEdjdGtpNlEyZmt5YVQ1bDBQbnN4dz09>

Meeting ID: 835 2694 4548

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6:00 pm	1.	Call to order of work session of City Council
	2.	Roll call - Planning and Zoning Call to Order and Roll Call
	3.	Optional Pledge of Allegiance or Moment of Silence
	4.	Approval of Agenda - Planning and Zoning Approval of Agenda
	5.	Public Comment Regarding Items Not on the Agenda
6:15 pm	6.	Title 17 - Zoning, Code Amendment for Housing Variety, Joint work session with Planning and Zoning

* These items may not have briefs or may have additional briefs Tuesday before the Council meeting.



MEMO

TO: City Council

FROM: Chapin LaChance, AICP - Planning Director

MEETING DATE: August 29, 2023

SUBJECT: Title 17 – Zoning Amendments for Housing Variety

Mayor Labbe and City Council,

Thank you for convening with the Planning and Zoning Commission (P&Z) to discuss proposed amendments to Title 17 – Zoning regarding housing variety. This will be the Council’s third Work Session to review and discuss these propose amendments. These amendments were originally proposed by the Lake County Build a Generation, Housing Coalition, Policy Advisory Team (PAT) and reviewed by the City Council in 2021. The amendments have been revised significantly since the Council’s last review.

Purpose:

- Increase housing variety as one of the multiple strategies for community housing.
- Encourage relatively small, infill, naturally occurring community housing.
- Incentivize private development of community housing.

Amendments proposed by PAT:

- ~~Change multi-family use from a conditional use to a by-right use in the R2, TR, and C Zone Districts. (Completed w/ Ord. 2, Series 2023.)~~
- ~~Remove maximum density limitations in R1, R2, TR, C, and TC Zone Districts. (Alternative proposed by P&Z~~
- ~~Reduce front yard setbacks from 10 ft. to 3 ft. in the R-2 and TR Zone Districts. (Not supported by P&Z at this time.)~~
- ~~Specify a minimum lot size of 5,000 sq. ft. specific to multi-family use in the R2, TR, and TC Zone Districts. (Not supported by P&Z)~~
- Increase the maximum lot coverage to 65% in the Commercial zoning district.

- Exempt ADUs from the 450 sq. ft. minimum dwelling unit size in the TR and TC zoning districts.
- Increase maximum ADU size from 50% of the principal structure to 60% (awaiting Ord. 2, Series 2023 codification for redlines).
- Specify a maximum height for ADUs of 25 ft. (awaiting Ord. 2, Series 2023 codification for redlines).

Amendments additionally proposed by P&Z:

- Adjust and increase maximum density limitations in R2, TC, TC, and C zoning districts (Alternative to removing density limitations).
- Allow a maximum density increase bonus incentive for lots with 3+ dwelling units if 25% of units are Community Housing in R-2 and TC zoning districts. Note that no density bonus incentive is recommended in the TR zoning district, considering the TR zoning district already allows 38 dwelling units per acre.
- Require one (1) parking space for two-unit development, whether for an ADU or two-family dwelling, except in the RC zoning district.
- Require any new required off-street parking space to be alley loaded.
- Include example allowed density calculation, including rounding explanation (awaiting Ord. 2, Series 2023 codification for redlines).

Previous reviews

04/13/2021: PAT members present recommended changes to City Council; Council requests PAT formalize zoning code changes allowing more diverse housing forms.

05/26/2021: PAT consultant presented recommended changes to P&Z; refined recommendations based on P&Z input.

6/22/2021: PAT consultant presented recommended changes to City Council.

8/11/2021: PAT consultant presented recommended changes to P&Z.

2/09/2022: PAT consultant presented recommended changes to P&Z.

11/09/2022: P&Z Work Session, PAT consultant presented the requested red-lined version of Title 17 – Zoning with the proposed amendments, Planning Director presented requested analysis and recommendations regarding administrative impacts.

3/22/2023: P&Z Work Session, Planning Director presented requested research on density, parking, and utility impacts. Four (4) of the seven (7) Commissioners were present.

4/07/2023: P&Z Work Session, Planning Director presented requested research on density, parking, and utility impacts. Five (5) of the seven (7) Commissioners were present.

5/10/2023: P&Z Work Session, Commissioners provided clarifications on previous responses at the 4/7/2023 Work Session. All seven (7) Commissioners were present.

06/28/2023: P&Z Work Session, Planning Director presented initial staff redlines of proposed amendments. Five (5) of the seven (7) Commissioners were present.

08/23/2023: P&Z Work Session, Planning Director presented updated redlines of proposed amendments and

key components of a Community Housing chapter to consider. Five (5) of the seven (7) Commissioners were present.

STAFF COMMENTS

Density increase considerations to accomplish PAT Recommendations: An example of an allowed density calculation is provided below for a 2,250 sq. ft. lot (existing minimum lot size) in the R-2 Zone, to be incorporated into code as the Commission requested.

Example: R-2 Zone Density limit is 19 dwelling units per acre (du/ac)

1 acre = 43,560 sq. ft.

2,250 sq. ft. / 43,560 sq. ft. = approximately 0.05 acres

0.05 acres x 19 DU = 0.98 units allowed.

As can be seen in the example calculation above, a maximum allowed density of 19 dwelling units per acre on the City's minimum lot size allows less than 1 dwelling unit.

Many historically platted lots, such as in the Stevens and Leiter Subdivision or the North Leadville Addition, were platted as 25 x 105 ft., which is 2,625 sq. ft. (0.06 acres), or 25x120, which is 3,000 sq. ft. (0.69 acres)

2,625 sq. ft. / 43,560 sq. ft. = approximately 0.06 acres

0.06 acres x 19 DU = 1.15 units allowed.

This would allow a single-family dwelling, but would not allow an ADU or a duplex.

If the City were to increase allowed density to allow for more ADUs and duplexes, the allowed density limits below would allow a second unit (ADU or duplex) on the existing minimum lot sizes in the R-2 , TR, and TC zones.

R-2: ~~19~~ 40 DU/AC

TR: ~~38~~ 40 DU/AC

TC: ~~None~~ 40 DU/AC

(Example: 2,250 sq. ft. / 43,560 sq. ft. = approximately 0.05 acres, 0.05 acres x 40 du/ac = 2 dwelling units)

If the City were to increase allowed density in the C zone, the density limit below would allow a second unit (ADU or duplex) on the existing minimum lot size in that zone.

C: 9 19 DU/AC

(Example: 5,000 sq. ft. / 43,560 sq. ft. = approximately 0.115 acres, 0.115 acres x 18 du/ac = 2 dwelling units)

Flexible Zoning Technique: Incentive zoning - density bonus

- **Summary:** From <https://www.planning.org/divisions/planningandlaw/propertytopics.htm#Incentive> *Incentive zoning is a tool that allows a developer to develop in a way that ordinarily would not be permitted in exchange for a public benefit that would otherwise not be required. Often written into the zoning ordinance, incentive zoning allows the city to leverage variations in existing zoning standards and obtain public goods. For example, a developer may provide schools, parks, open space, plazas, low-income housing, or money, in exchange for greater flexibility in required building setbacks, floor heights, lot area, parking requirements, number of dwellings, and other minimum standards. The incentives vary by location, but governments usually calculate the incentives to balance the public advantage with the developer's costs and gains.*
- **Legal implications:** *Even though it is a voluntary mechanism, there have been several legal challenges to incentive zoning. Legality varies by state, jurisdiction, and project. Generally, it is found to be legally*

acceptable if goals and definitions are laid out clearly in the ordinance. The benefits must offset the negative effects of the bonus and the incentives or standards cannot be ruled as a taking or an exaction. Also, some courts have found the incentives illegal if the benefit and the existing standard are not directly related.

- Example: The ordinance/code allowing a density bonus must state that the goal of allowing a density bonus is to provide an incentive for the private development of community housing, which is in short supply in Leadville, and provision of community housing is considered a public benefit. There is a direct relation between the incentive (more units) and the public benefit (community housing), and therefore there is not a taking/exaction created.
- **Consideration:** Density increase could be allowed as an incentive for deed restricting a portion of new development as community housing.
 - From <https://www.planning.org/divisions/planningandlaw/propertytopics.htm#Incentive>: *Since incentive zoning is intended to produce specific public amenities and types of development, it can be an effective tool for communities wishing to accomplish goals in a specific neighborhood or outlined in the comprehensive plan. It also can help increase the number public goods available in the community. Communities with a high demand for land, well-established standards and demand for specific amenities may benefit the most from using incentive zoning. For communities considering incentive zoning, it is important to consider the hidden costs that might be associated with the project, including those that might be difficult to calculate in the long-term, such as infrastructure challenges, congestion, etc.*
 - Example: The City could allow up to 40 DU/AC in some zones for multi-unit development (three or more dwelling units) if 25% of the floor area of the proposed units is deed restricted to community housing. 25% of “floor area” is recommended vs. 25% of “units” to ensure community housing units are comparable to market rate units. If a developer proposes to build a four-unit townhome building on a 4,500 sq. ft. (0.1) acre lot using the optional density bonus (0.1 acres x 40 DU/AC = 4 units), 25%, or one (1) unit, would be required to be community housing.
 - Calculating a Density Bonus.
From: <https://planning-org-uploaded-media.s3.amazonaws.com/document/PASQuickNotes12.pdf>
The value gained from a density bonus should be proportionate to the cost of providing the community amenity. According to Zoning and Land Use Controls, municipalities in the U.S. have adopted four approaches to calculating the value of a density bonus to a developer:
 - *Equivalent Land Cost: The cost to purchase sufficient additional land to achieve the same total density as with the density bonus.*
 - *Equivalent Development Rights: The cost to purchase additional development space or rights to achieve the same total density as with the density bonus.*
 - *Return on Investment: The combined net revenues and costs for both the bonus [density] received and the amenity provided.*
 - *Marginal Cost-to-Profit: The marginal profits from the bonus [density] compared to the cost of the amenity.*

- Example for an owner-occupied four-unit townhome with 1,200 sq. ft. units on a 4,500 sq. ft. (0.1) acre lot unit using 25% density bonus and restricting one (1) unit (cost – AMI sale price limit = incentive density bonus value):
 - $1,200 \text{ sq. ft.} \times \$300/\text{sq. ft.} = \$360,000$ construction cost $\times 2$ units = $\$720,000$ construction cost + $\$150,000$ land cost = $\$870,000$ developer cost.
 - So, in this example, it costs $\$870,000$ to obtain a 2nd lot and construct two (2) additional units if only two (2) market rate units are allowed on the first lot under the allowed density limitations.
 - If each of the market rate units sell for $\$600,000$, the developer profits $\$330,000$ ($\$600,000 \times 2 = \$1,200,000$ gross - $\$870,000$ construction + lot cost = $\$330,000$ net profit).
 - If the developer can build two (2) additional units on the same property, the cost of construction doubles but there is not any additional land cost. $1,200 \text{ sq. ft.} \times \$300/\text{sq. ft.} = \$360,000$ construction cost $\times 2$ units = $\$720,000$ construction cost.
 - The 2022 sale price limit for a 2BR at 140% AMI is $\$437,380$.
 - If the additional market rate units sell for $\$600,000$, and the Community Housing unit sells for $\$437,380$, the gross proceeds of the two additional units are $\$1,037,380$. Gross proceeds of $\$1,037,380 - \$720,000$ construction cost = $\$317,380$. So, in this example, the density bonus has a value to the developer of $\$317,380$.
 - Assuming the community housing unit has a market rate value of $\$600,000$, $\$600,000 - \$360,000$ construction cost - $\$150,000$ land cost = $\$90,000$. So, the incentive density bonus has a value to the community of $\$90,000$. The community housing unit's value of $\$510,000$ (construction + land cost) to the community is comparable to the benefit to the developer ($\$317,380$), so this meets the test of the value gained from a density bonus to the community being comparable to the cost of providing the community housing by the developer.
 - Higher AMI limit = higher value of density bonus to developer.
 - Smaller developments (2 unit) may not benefit from a density incentive of 40 DU/AC for 25% community housing, because 25% of two (2) units is 0.5 units, which is recommended to round up to 1 units, so one (1) of two (2) units, or half of the units, are required to community housing, whereas larger developments of four (4) or more would not be required to round up for a fraction of a unit.

Growth Management: Inclusionary zoning

- **Summary:** From <https://www.planning.org/divisions/planningandlaw/propertytopics.htm#Incentive> *Inclusionary housing regulation, or inclusionary zoning, is a growth management tool used by local governments to require developers to make a percentage of housing units in new residential developments affordable to low income households. The concept is the same as that of incentive zoning. In return for the affordable housing, developers receive desired variations in the standards of the zoning code, such as density bonuses, variances, setbacks, etc. The specific percentage that must be affordable differs by community, but typically ranges from 10-25%. The definition of affordable also varies, since housing stock that is considered "affordable" varies by area. Inclusionary zoning can be mandatory or voluntary; mandatory programs require developers to build affordable housing in exchange for development rights, while voluntary programs allow the developers the option to do so.*

- **Legal implications:** *The legality of inclusionary ordinances depends on the ordinance requirements and the jurisdiction. Courts have ruled differently... The biggest legal challenges have dealt with improper takings and developer exactions. Before enactment of an inclusionary ordinance, research into precedent in the applicable state and jurisdiction is necessary to determine the required parameters.*
- **Consideration:** *Inclusionary zoning is an excellent tool to help a community increase its affordable housing stock in targeted areas. By making affordable housing available in developments throughout the jurisdiction, governments are able to better create mixed-income, integrated communities, rather than communities with concentrated poverty or wealth. Empirical research indicates that these communities can have a wide range of positive impacts on a community. These policies tend to be most successful in communities with larger populations or those that are experiencing growth so that the demand for residential development and affordable housing is fairly high. Market demand, the type of regulations, whether mandatory or voluntary, and the type and degree of the incentive all play a role in whether the program is effective at accomplishing the community's goal. On the other hand, depending on the jurisdiction, legality, especially of mandatory programs, can be questionable. Inclusionary zoning also puts a higher cost burden on developers and has the potential to raise the cost of market-rate purchasers as the developers simply cost-shift the sale price. There can be a lot of resistance, both from the developers as well as the broader private sector, for inclusionary housing regulations, which has the potential to make these programs politically infeasible. Considering the issues stated above, required inclusionary zoning is not recommended at this time.*

Comparable town/city density considerations

	Minimum lot size per dwelling unit (sq. ft.)	Allowed density (DU/AC), rounded to nearest whole unit
Buena Vista	13,000 to 1,500	3 to 29*
Salida	3,750 to 2,400 (2,734-2,100 sq. ft. w/ 16.7% Inclusionary**)	12 to 18*, (16-21 w/ 16.7% Inclusionary**)
Gunnison		4 to 80
Ouray	3,550 to 2,370 (1,183 to 790 per L.U.)	12 to 18 (36.8 to 55 per L.U.)
Frisco		4 to 16
Leadville	5,000 to 2,250	9 to 60

Average allowed density of five (5) comparable local municipalities: **7-32** DU/AC

*Both Buena Vista and Salida use minimum lot size to regulate density. The allowed density is calculated here for comparison purposes only.

** Includes more permissive dimensional standards

Unit buildout considerations: The proposed amendments would allow up to an 84% increase in residential units. See attached for a detailed calculation.

- Summary:
 - Existing residential units per February Lake County Assessor data: **1,532**
 - Allowed residential units under current zoning: **3,239** (Note: Excludes Railyard PUD)
 - Allowed residential units with proposed code amendments: **5,945** (2,706 additional, 84% increase over current zoning)

Utility capacity considerations: Increasing the allowed number of units as proposed will likely create additional demand on the local utility providers over time. It is important to consider the capacity of the utility providers to provide utility services to any additional increase in residential units.

- Water
 - Parkville Water is operating at approximately 50% of its current water production capacity, and expects to increase capacity by 150% by June 2023. There are not any capacity concerns per the attached memo from the water district.
- Sewer: Awaiting response from Leadville Sanitation District.
- Power: Awaiting comments from Xcel Energy.
- Natural gas: Awaiting comments from Xcel Energy.
- Phone/Internet: N/A.

Consideration: Even if the zoning code allows more density, the utility providers can also address capacity concerns at the time of Building Permit application.

Recommendation: Increase the maximum allowed gross density for single-family, ADU, and duplex development (two-unit development) to 40 DU/AC in the R-2, TR, and TC zoning districts, and 19 DU/AC in the C zoning district, in order to encourage development of small, infill, naturally occurring affordable housing. Allow a density bonus incentive of 40 DU/AC in the R-2, TC and C zoning districts for lots with 3+ dwelling units if 25% of the floor area is community housing. Note that no density bonus incentive is recommended in the TR zoning district, considering the TR zoning district already allows 38 dwelling units per acre. This would likely be most successful in incentivizing the private development of upper Area Median Income (AMI) community house such as 120%, 140%, and 180%.

Parking considerations

Increasing the allowed number of units as proposed will likely create additional demand on the City’s on-street parking supply as additional units are constructed over time. An increased demand for on-street parking has the potential to be most impactful in the residential neighborhoods within closest proximity to Harrison Ave.

2021 Parking Study: The City commissioned a Downtown Parking Assessment (Executive Summary attached) by a consultant in 2021 for an 18-block area centered on Harrison Ave., shown in the image to the right. The assessment concluded with recommendations for a Residential parking permit program, snow removal, and special event parking. The recommendations including the following:

1. Residential parking permit program to reduce spillover impacts from the Harrison Ave. corridor into the adjacent residential neighborhoods



Peak occupancy in the study area, by block, in March 2021

- a. Evaluate costs, participation, and sales, and consider subsidies, to finalize a Residential Parking Permit Program
 - b. Onboard additional code and parking enforcement staff (Community Service Officers)
 - c. Draft and adopt Residential Parking Permit Program via ordinance
 - d. Accessible parking policy guidelines
2. Formalized and codified snow removal plan, prioritizing snow removal on traffic volumes/patterns and the moving of vehicles for snow plowing.
 - a. Draft and adopt Snow Removal Plan via ordinance
 - b. Signage
 - c. Notifications platform (email/text)
 3. Special events
 - a. Add/update parking and transportation element to event permit application
 - b. Mobility options for event organizers
 - c. Sharing of privately owned parking
 - d. Additional remote parking

Current off-street parking requirements:

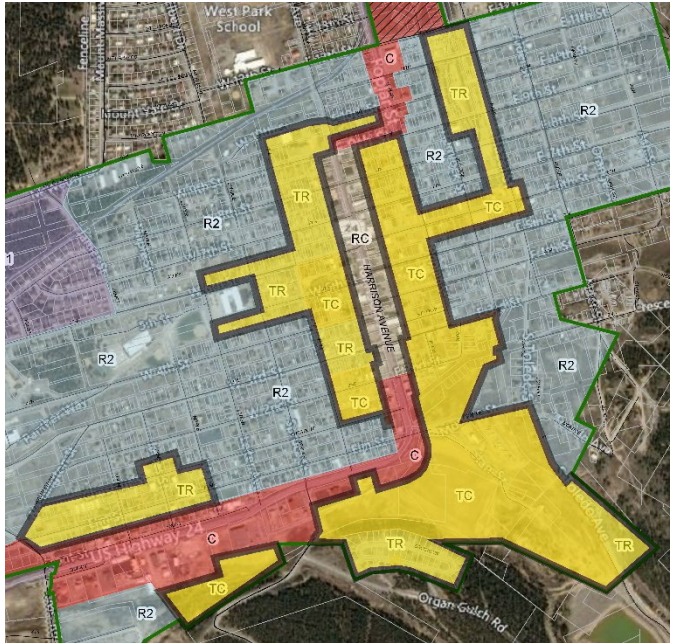
1. ADUs: none
2. Two-family dwelling (duplex): none
3. Single-family dwelling: none
4. Multiple-family dwellings: 1 space per dwelling unit (Example: studio apt. = 1 space; 4 bedroom apt. = 1 space)
 - Note: New multiple-family dwellings allowed by right in the R-2, TR, and C zone districts would require off-street parking under existing code.

Options: There are multiple options and considerations for addressing the potential parking impacts of the proposed increase in the allowed number of residential units. These options and considerations include:

1. Increase the off-street parking requirement for new multi-family dwellings to 2 spaces/unit (grandfather existing multi-family dwellings).
 - Pros: addresses impact of density increase.
 - Cons:
 - Reduces area for housing on small lots.
 - Unnecessary barrier to development in outer areas of the city with ample on-street parking.
 - Unless alley loaded, this approach would require additional curb cuts, which could change the character of the city's gridded street system and reduce on-street parking.
2. Require new ADU, single-family and two-family dwelling units to provide off-street parking in all zones (grandfather existing dwellings)
 - Pros and cons: Same as above.
3. Combination of the above.

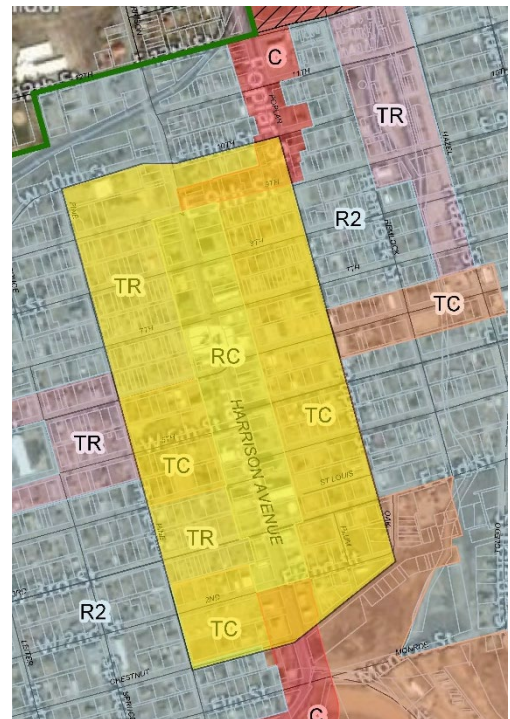
4. Parking requirement by zoning district:

- Example: Require off-street parking for new development in TR and TC zones (highlighted in yellow on zoning map to the right).
- Pros: TR and TC zones are primarily located on 100 blocks east and west of Harrison, where on-street parking is in higher demand.
- Cons:
 - TR and TC zones include other areas 200 and 300 blocks along 5th St., 6th St., areas along W. Elm and W. Chestnut St., Brooklyn Circle, S. Toledo Ave., and along Hazel St.
 - Reduces area for housing on small lots.
 - Unless alley loaded, this approach would require additional curb cuts, which could change the character of the City's gridded street system and reduce on-street parking.



5. Parking overlay zone/district:

- Example: Require off-street parking for new development on all properties within defined zone, such as within the 100 block east and west of Harrison, and south of 10th St. and north of Chestnut St. (see approximate area highlighted to the right).
- Pros:
 - Addresses impact of density increase in areas where on-street parking is in higher demand.
 - Parking Overlay District can also be a boundary for a residential permit parking program and commercial parking fee-in-lieu program.
 - Aligns with recommendations from 2021 Downtown Parking Assessment
- Cons:
 - Reduces area for housing on small lots.
 - Unless alley loaded, this approach would require additional curb cuts, which could change the character of the city's gridded street system and reduce on-street parking.



Recommendation: Require alley loaded parking for two-unit development, whether for an ADU or two-family dwelling, of 1 parking space per unit, except in the RC zoning district.

Remaining areas to be address/discussed:

- Redlines to Chapter 17.60 Accessory Buildings and Uses to specify a maximum height for ADUs of 25 ft., increase maximum ADU size from 50% of the principal structure to 60%), and to include an example of an allowed density calculation, including rounding explanation, will be provided by staff for review after adoption and codification of Ordinance 2, Series 2023 (Table Uses / Definitions). Staff was hoping for these to have been codified after 7/5 adoption, to be included in the attached redlines, but this ordinance has not yet been codified.
- Chapter on Community Housing and Incentive/Inclusionary Zoning. Items to discuss and address include:
 - Goal statement: Goal of allowing a density bonus is to provide an incentive for the private development of community housing, which is in short supply in Leadville, and provision of community housing is considered a public benefit.
 - Definition for “Community Housing”. Attached draft LLCRHA Guidelines currently lack a definition but Planning Director has commented for inclusion of this definition.
 - General:
 - Minimum floor area vs. unit
 - Annexation and PUD
 - Community Housing for sale/rent proportions = market rate for-sale/rent proportions (Ex: 100% market rate for-sale = 100% Community Housing units as for-sale, 50% market rate for-sale = 50% Community Housing units as for-sale)
 - Comparable exterior finish and design, integration
 - Restrictive covenant
 - Require Development Agreement
 - Release ratio (Ex: C.O. for Community Housing unit for every two (2) market rate units)
 - ADUs as Community Housing
 - Options in-lieu of on-site Community Housing:
 - Off-site
 - Land dedication
 - Fee (Note: Updated annually in city fee schedule. May need nexus study)
 - Round up to one (1) unit or minimum size, and then fee-in-lieu option for portions of a unit required above one (1) unit
 - Lower AMI (Ex: 80% or less = 1.5 required Community Housing units)
 - For sale:
 - AMI
 - Individual and average
 - Variety
 - Owner rental allowance
 - Studio limitations
 - Rental
 - AMI
 - Studio limitations
- Research and compare example municipal inclusionary housing chapters
- Need post-COVID updated needs assessment and nexus study
 - Excerpt from 2018 Housing Needs Assessment Executive Summary:

1. Recommended Affordability Targets

Lake County/Leadville community housing programs should predominantly address the needs of households less than 121% of the area median income (\$56,400). Eligibility for rental housing development and assistance should be targeted to households earning from 0 to 80% AMI (\$37,600), and eligibility for for-sale housing development and assistance should be restricted to households earning up to 120% AMI—with some flexibility to address households earning up to 150% AMI due to rising property costs¹. Income targets should be periodically reconsidered as market prices change.

Attachments:

- Updated redlines to Ch. 17.20, 17.24, 17.26, 17.32, 17.76
- Original PAT recommendations

Chapter 17.20 TRADITIONAL RESIDENTIAL (R-2) DISTRICT

Sections:

17.20.010 General requirements.

This district is created to provide for the continuation and preservation of mid-density residential development characteristic of Leadville's historic period from its establishment to the present era. In keeping with this stated purpose, the uses permitted by right and on a conditional approval basis are more varied and mixed than are found in other residential districts.

Minimum district size:	1 acre
Minimum lot area:	2,250 square feet
Minimum lot width:	25 feet
Front setback:	10 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Side setback:	3 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Rear setback:	6 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Maximum building height:	35 feet
Minimum dwelling size:	600 square feet (multi-family and accessory dwelling units excluded)
Maximum lot coverage:	75 percent
Maximum gross density:	<p><u>Lots with 1 or 2 dwelling units: 40 dwelling units per acre</u></p> <p><u>Lots with 3 or more dwelling units: 19-20 dwelling units per acre</u></p> <p><u>Lots with 3 or more dwelling units and minimum 25% of floor area as Community Housing (need definition): 40 dwelling units per acre</u></p>

Commented [PD1]: Note: Using "Lots with X units" because the alternative of using "multi-family" could create an issue where some developments could have multiple unit types on one property (Ex: SFD and MFD or duplex with ADU), which would make calculating allowed density complicated.

Consider separate chapter on Incentive zoning and Community Housing. See Salida municipal code 16-13-10.

Commented [PD2]: Changing from 19 du/ac to 20 du/ac eliminates potential density calculation confusion of less than 1 unit being allowed on minimum lot size of 2,250 sq. ft.

Examples:
 2,250 sq. ft. (minimum lot size) / 43,560 (sq. ft. in 1 acre) = 0.0516528925619835 acres,
 0.0516528925619835 acres x 19 du/ac = 0.98 units

2,250 sq. ft. (minimum lot size) / 43,560 (sq. ft. in 1 acre) = 0.0516528925619835 acres,
 0.0516528925619835 acres x 20 du/ac = 1.03305785123967 units

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 03-11 § 3; Ord. 99-8 § 1 (part): prior code § 17.09.020)

(Ord. No. 2009-3, § 2, 9-1-09)

Chapter 17.24 TRANSITIONAL RETAIL/RESIDENTIAL (TR) DISTRICT

Sections:

17.24.010 General requirements.

This district is created to allow traditional residential occupation in association with commercial business uses so long as such mixed land usage does not produce significant or objectionable levels of traffic, noise, dust or other adverse side effects not compatible with residential occupation.

Minimum district size:	½ acre
Minimum lot area:	Residential: 2,250 square feet Other uses: 2,250 square feet
Minimum lot width:	25 feet
Front setback:	10 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Side setback:	3 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Rear setback:	6 feet, except zero feet for single-family attached on the common wall provided there are no more than three (3) such single-family attached connected by common walls.
Maximum building height:	35 feet
Minimum dwelling size:	450 square feet (<u>accessory dwelling units excluded</u>)
Maximum lot coverage:	85 percent
Maximum gross density:	38 40 dwelling units per acre, <u>except the density can be increased with the permission of city council through a conditional use permit</u>

Commented [PD1]: TR: ~~38~~ 40 DU/AC (Example: 2,250 sq. ft. / 43,560 sq. ft. = approximately 0.05 acres, 0.05 acres x 40 du/ac = 2 dwelling units)

Commented [PD2]: This zone already allows 38 du/ac, so increasing to 40 du/ac would allow a second unit (ADU or duplex) on the existing minimum lot size.

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 03-15 § 6; Ord. 03-11 § 4; Ord. 03-4 § 4; Ord. 01-3 § 2; Ord. 99-8 § 1 (part): prior code § 17.09.040)

Chapter 17.26 TRANSITIONAL COMMERCIAL (TC) DISTRICT

Sections:

17.26.010 General requirements.

This district is created to allow commercial business use in association with traditional residential occupation so long as such mixed land usage does not produce significant or objectionable levels of traffic, noise, dust or other adverse side effects not compatible to the existing neighborhood. In the area that was zoned industrial/mining prior to the effective date of Ordinance 16, Series of 2000, private mining or removal of tailings shall be permitted so long as such operation is completed within five years of the effective date of Ordinance 16, Series of 2000, and within two years of the physical commencement of the mining or removal operation.

Minimum district size:	½ acre
Minimum lot area:	2,250 square feet
Minimum lot width:	25 feet
Front setback:	3 feet
Side setback:	3 feet
Rear setback:	6 feet
Maximum building height:	35 feet
Minimum dwelling size:	450 square feet (<u>accessory dwelling units excluded</u>)
Maximum lot coverage:	85 percent
Maximum gross density:	<u>Lots with 1 or 2 dwelling units: 40 dwelling units per acre</u> <u>Lots with 3 or more dwelling units: None 20 dwelling units per acre</u> <u>Lots with 3 or more dwelling units and minimum 25% of floor area as Community Housing: 40 dwelling units per acre</u>

Commented [PD1]: Note: Using "Lots with X units" because the alternative of using "multi-family" could create an issue where some developments could have multiple unit types on one property (Ex: SFD and MFD or duplex with ADU), which would make calculating allowed density complicated.

Consider separate chapter on Incentive zoning and Community Housing. See Salida municipal code 16-13-10.

Commented [PD2]: Example: 2,250 sq. ft. / 43,560 sq. ft. = approximately 0.05 acres, 0.05 acres x 40 du/ac = 2 dwelling units

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 03-15 § 1)

Chapter 17.32 COMMERCIAL/ HIGHWAY BUSINESS (C) DISTRICT

Sections:

17.32.010 General requirements.

This district is created for the purposes of providing for tourism and automobile oriented business and commercial, office and retail services along the city's major highway approaches, and providing for the scenic and visual enhancement of those major highway approaches to Leadville. Consequently, the visual appearance and contribution to attractiveness of Leadville's gateways shall be a significant characteristic of all new and expanded development in this district.

Minimum district size:	3 acres
Minimum lot area:	5000 square feet
Minimum lot width:	50 feet
Front setback:	10 feet
Side setback:	5 feet
Rear setback:	10 feet
Maximum building height:	35 feet
Minimum dwelling size:	600 square feet (multi-family and accessory dwelling units excluded)
Maximum lot coverage:	50 <u>65</u> percent
Maximum gross density:	<p>Lots with 1 or 2 dwelling units: 19 dwelling units per acre</p> <p>Lots with 3 or more dwelling units: 9 <u>10</u> dwelling units per acre</p> <p>Lots with 3 or more dwelling units and minimum 25% of floor area as Community Housing: 19 dwelling units per acre</p>

Commented [PD1]: Note: Using "Lots with X units" because the alternative of using "multi-family" could create an issue where some developments could have multiple unit types on one property (Ex: SFD and MFD or duplex with ADU), which would make calculating allowed density complicated.

Consider separate chapter on Incentive zoning and Community Housing. See Salida municipal code 16-13-10.

Commented [PD2]: Changing from 9 du/ac to 10 du/ac eliminates potential density calculation confusion of less than 1 unit being allowed on minimum lot size of 5,000 sq. ft.

Examples:
 5,000 sq. ft. (minimum lot size) / 43,560 (sq. ft. in 1 acre) = 0.1147842056932966 acres, rounded down to .011 acres
 .11 acres x 9 du/ac = **0.099 units**

5,000 sq. ft. (minimum lot size) / 43,560 (sq. ft. in 1 acre) = 0.1147842056932966 acres, rounded down to .011 acres
 .11 acres x **10 du/ac = 1.1 units**

For permitted, conditional and prohibited uses see Chapter 17.48.

(Ord. 99-8 § 1 (part): prior code § 17.09.060)

(Ord. No. 2009-3, § 2, 9-1-09)

Chapter 17.76 OFF-STREET PARKING AND LOADING REQUIREMENTS

Sections:

17.76.010 General requirements for off-street parking.

- A. For every building hereafter erected or buildings structurally altered for retail, commercial, business or industrial purposes, off-street parking spaces shall be provided. Each space shall measure at least eight feet by eighteen (18) feet and shall be paved in all districts except R-1 and R-2, except that the planning commission shall allow, upon request of an applicant or by majority vote of its own initiative, a reasonable number of smaller parking spaces for compact cars, in a number up to thirty (30) percent of the total spaces, and the commission may, at its option, require an additional number of oversize parking spaces for handicapped-access vehicles. Compact car spaces, which must be so labeled on the lot, shall be at least eight feet by sixteen (16) feet in size and handicapped spaces, which must also be so labeled on the lot, shall be twelve (12) feet by eighteen (18) feet in size, except that such spaces may be nine feet wide when an additional four feet is provided at one side as an available, paved handicapped ramp.
- B. In RC, C and I zoning districts, areas included in driveways or otherwise required to move cars in and out of parking spaces shall not be considered to meet off-street parking space requirements. Parking lot spaces shall be arranged in such a manner that vehicles will not back directly from an off-street parking space into a public right-of-way, except in the case of public alleyways, and no portion of a public right-of-way or easement shall be included as a portion of a parking lot except with the approval of the planning commission and the written permission of the owner(s) of record of the right-of-way or easement.
- C. Uses which are expanded or changed must appropriately adjust the number of parking spaces provided within ninety (90) days of the expansion or change of use.
- D. Each off-street parking lot containing more than fifty (50) parking spaces shall provide one or more landscaped areas, equal to five percent of the total parking lot area and dispersed within the parking area and which shall be a portion of the overall site landscaping requirement and shown on an appropriate landscaping plan.
- E. Residential off-street parking spaces shall be located on the same lot as the dwelling(s) they serve. All other required parking spaces located more than one thousand (1,000) feet from the building or structure they serve, measured in a straight line from the nearest corner of the building, must first be approved by the board of adjustment as a variance.
- F. Off-street parking in planned unit developments shall comply with the requirements of this section except when a separate development plan incorporating alternate off-street parking provisions is reviewed by the planning commission and approved by the city council.
- G. Parking requirements shall apply to all zoning districts, except as specified herein. When more than one use is conducted on a single lot or parcel, parking shall be required for all uses, even though one use is accessory to another and the number of spaces required shall be a sum of the spaces required for the cumulative uses.
- H. All parking lot aisles shall be at least twenty (20) feet in width and all open parking areas shall contain snow storage or removal provisions adequate to the planning commission as determined by a majority vote of the commission.

Snow storage areas are recommended to be sized to approximately ten (10) percent of the total parking lot area.

- I. Businesses that are a use by right in existing buildings in the TC zone and in the RC zone on 9th Street from Poplar Street to Harrison Avenue and Harrison Avenue from 2nd Street to 9th Street, including the side streets to the first alleys east and west of Harrison Avenue, shall not be required to provide off-street parking spaces.
- J. Any or all of the off-street parking requirements may be waived by the city council upon recommendation of the planning and zoning commission if deemed impractical or cost prohibitive to the applicant.
- K. If a public alley is adjacent to a property, any new required off-street parking spaces for the uses on that property shall be alley-loaded only, and new required off-street parking spaces shall not be accessed from a new driveway connection to an adjacent street. Any required off-street parking space on a property that is not adjacent to a public alley, or where the alley is not reasonably accessible from or to the property, shall be exempt from the alley-loaded requirement.

(Ord. 03-15 § 3; Ord. 99-8 § 1 (part): prior code § 17.19.010)

17.76.020 Off-street parking space requirements.

The following types of uses shall require the following number of off-street parking spaces, as a minimum requirement, for principal uses, ~~accessory dwelling units (ADU's) are exempt from the off-street parking requirements:~~

Table 3
Off-Street Parking Requirements

Uses	
<u>A. Single-family dwellings</u>	<u>Exempt</u>
<u>B. Accessory Dwelling Units</u>	<u>1/DU**</u>
<u>C. Two-family dwellings</u>	<u>1/DU**</u>
<u>D. A. Multiple-family dwellings, studio or one bedroom:</u>	<u>1/DU*</u>
<u>E. B. Multiple-family dwellings, more than one bedroom:</u>	<u>1/DU</u>
<u>F. C. Multiple-family for elderly, handicapped or disabled:</u>	<u>1.75/DU*</u>
<u>G. D. Lodgings:</u>	
–Motels, per unit:	1
–Hotels, per unit:	1
—Plus one employee parking space per each ten (10) units	
–Bed and Breakfasts, per unit (including approved, on-street parking plus one additional space for employees (regardless of actual number of employees).	1
<u>H. E. Retail and service facilities per four hundred (400) square feet of gross leasable area (GLA):</u>	<u>1</u>
<u>I. F. Shopping centers per one thousand (1,000) square feet of GLA:</u>	<u>1</u>
<u>J. G. General and professional offices per six hundred (600) square feet of GLA:</u>	<u>1</u>
<u>K. H. Restaurants and taverns per every four seats:</u>	<u>1</u>
<u>L. I. Auditoriums and public assembly facilities, per one hundred (100) square feet of floor area used for assembly or seating:</u>	<u>2</u>
<u>M. J. Business parks, per five hundred (500) square feet:</u>	<u>1</u>
<u>N. K. Industrial facilities per one thousand (1,000) square feet of floor area:</u>	<u>1.5</u>
<u>O. L. floor area for a wholesale establishment, warehouse, or rail or truck terminal:</u>	<u>7.5</u>

* DU = dwelling unit

**** Except in the Retail Core (RC) Zoning District.**

In the computation of parking spaces needed according to Table 3, all fractional spaces shall be rounded to the next higher number.

Requirements for types of buildings and uses not specifically enumerated herein shall be determined by the city council upon review and recommendation from the planning commission, based upon the requirements of comparable uses listed above and prevailing elsewhere in the surrounding area.

(Ord. 99-8 § 1 (part): prior code § 17.19.020)

(Ord. No. 2016-8, § 4, 11-1-16)

17.76.030 Off-street loading requirements.

For the purpose of providing for off-the-street loading and unloading of goods, buildings or structures to be built or substantially altered which receive or distribute materials and merchandise by truck shall provide and maintain off street loading berths in sufficient number to accommodate the needs of the particular use.

The minimum number of loading berths required, if the gross floor area of the building is less than ten thousand (10,000) square feet shall be one berth; if greater than ten thousand (10,000) square feet, the number of berths provided shall be one for each additional fifteen thousand (15,000) square feet, or fraction thereof, of gross floor area over and above the first ten thousand (10,000) square feet.

A loading berth shall contain, at a minimum, a space twelve (12) feet wide, thirty-five (35) feet in length and maintain a vertical clearance of at least fourteen (14) feet. Where the vehicle is routinely used for loading or unloading exceeds these dimensions, the planning commission may increase the required size of loading berths correspondingly by majority vote.

These off-street parking and loading berth requirements may be modified in accordance with the variance procedures of the board of adjustment.

(Ord. 99-8 § 1 (part): prior code § 17.19.030)

Policy Advisory Team
Recommendations to
Enable Housing Variety

Accessory Dwelling Units

ADUs - Existing Specifications for each Zone District

ADU Size requirements - maximum size of 50% of the principal unit and a minimum size of 100 sqft. (17.60.020)

Existing Lot Requirements in the Zoning Code

Zone Dist.	Res. Density	Minimum Lot	Min DU sqft	Front/Side/Back; remaining sqft	Lot Coverage; remaining sqft	Max house/ADU size
R1	9	5,000	600	20/7.5/15 2,275	67% 3,350	1,517/758
R2	19	2,250	600	10/3/6 1,406	75% 1,687.5	938/468
TR	38	2,250	450	10/3/6 1,406	85% 1,912.5	938/468
TC	none	2,250	450	3/3/6 1,539	85% 1,912.5	1,026/513

Table 1. shows the existing requirements in the Leadville zoning code and the square footage of the developable area based on setback requirements and lot coverage requirements. It also shows the maximum square footage of a house and ADU for the lot based on the requirement that ADUs be no more than 50% of the size of the principal structure.

ADUs

Key problems:

1. Based on the listed residential densities you cannot develop two units on the minimum lot size in the R1, R2, or TR zones
2. The ADUs that would comply with all requirements and would fit on the minimum lots in R2, TR, and TC are smaller than the ADU “sweet spot” of 576 sq ft.

Associated concerns:

1. There is no readily apparent code requirement for off street parking for residential uses
2. The code notes that ADUs are excluded from the min DU size in R1 and R2, there is no corresponding note that exempts ADUs from the 450 min DU size in the TR and TC zones although the minimum size for an accessory dwelling unit is 100 sq ft (17.60.020)

ADUs - Potential Code Adjustments

Potential ADU Solutions

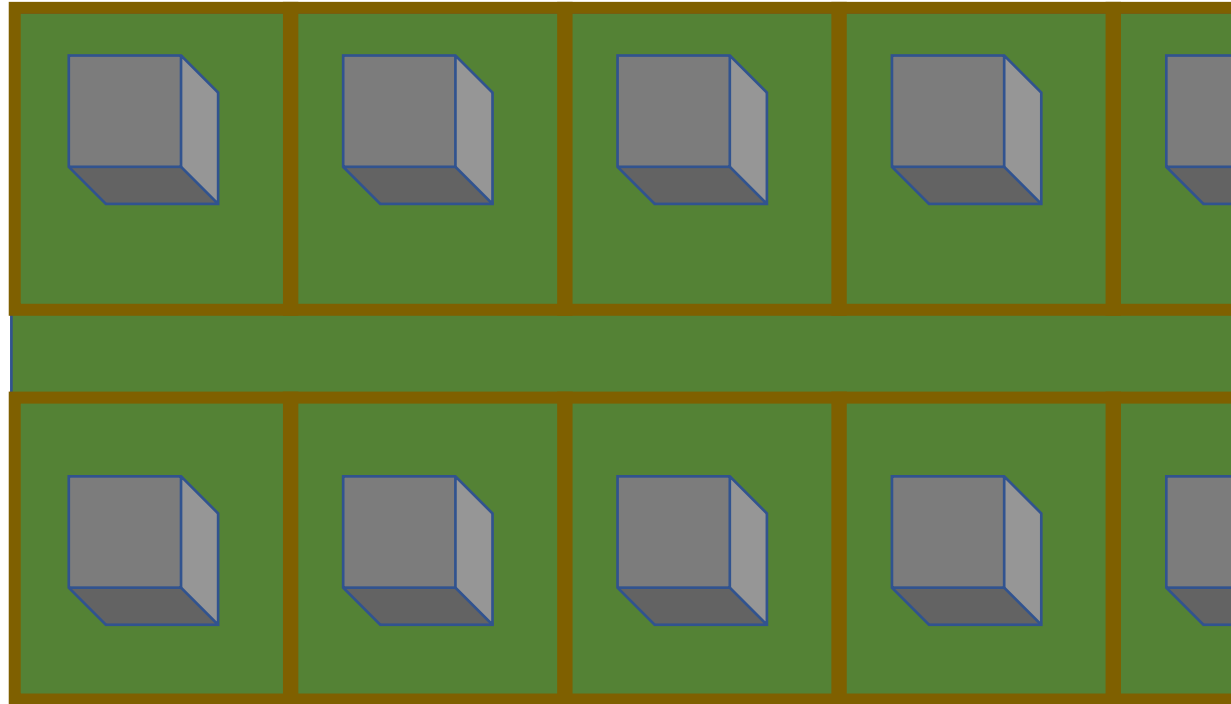
Zone Dist.	Res. Density	Minimum Lot	ADU Size	Front/Side/Back; remaining sqft	Lot Coverage; remaining sqft	Max house/ADU size
R1	Remove the reference to density; focus on what is allowed by lot size	5,000	Max ADU size: 0.60 principal structure and maximum height 2 story	20/7.5/15 2,275	67% 3,350	60%-1,242/745 w/2 parking spots
R2	Remove the reference to density; focus on what is allowed by lot size	2,250		3/3/6 1,539	75% 1,687.5	60%- 781/468* w/2 parking spots
TR	Remove the reference to density; focus on what is allowed by lot size	2,250		3/3/6 1,539	85% 1,912.5	60%- 781/468* w/2 parking spots

Recommended changes to the current code to better support the development of ADUs. The table focuses on the three zone districts where ADUs are currently limited by the residential density.

*These are still smaller than recommended ADU size; this can be alleviated by waiving onsite parking or using more than 1 floor for the principal structure and/or the ADU

ADUs - R1

The current residential density of 9 units/acre and a minimum lot size of 5,000 results in only allowing 1 dwelling unit on each lot.



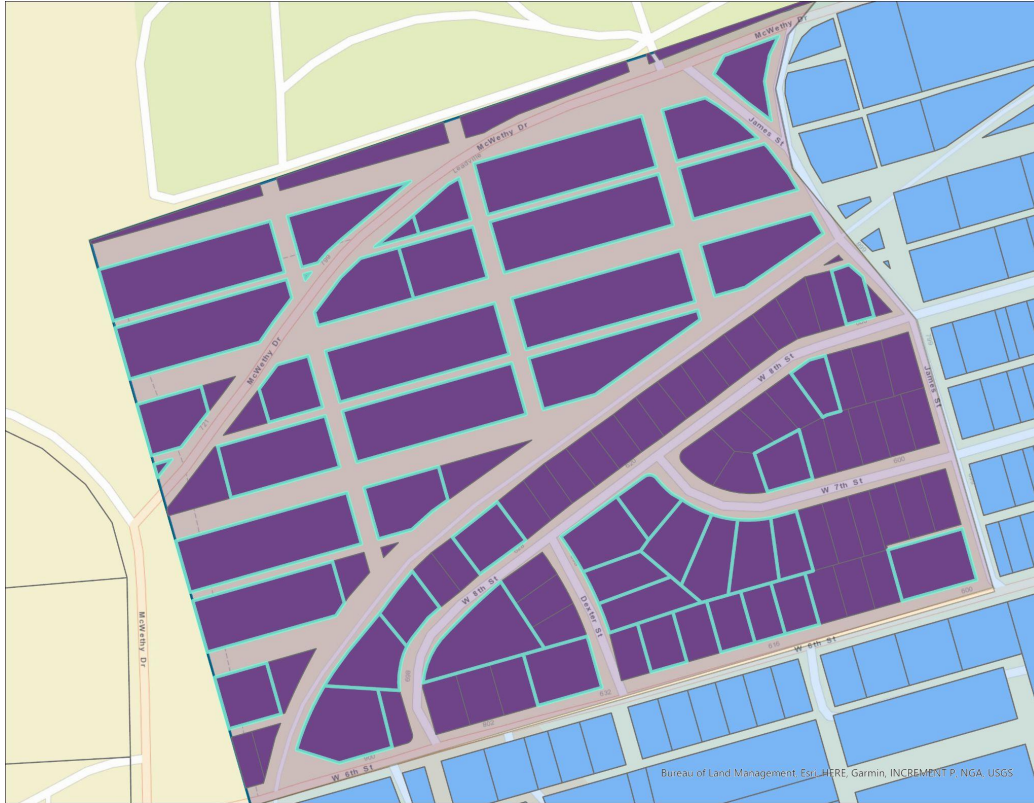
-  1 Acre
-  Min Lot
5,000
sqft



$(\text{lot sqft}/\text{acre})\text{RD} = \text{units per lot}$

$$(5,000/43,560)9 = 1.03$$

R1: 9 Dwelling Units/Acre

ADUs - R1



-  R1 parcels
-  R1 parcels large enough for 2 units

Today to have an ADU in R1, you would need a lot of at least 9,680 sqft

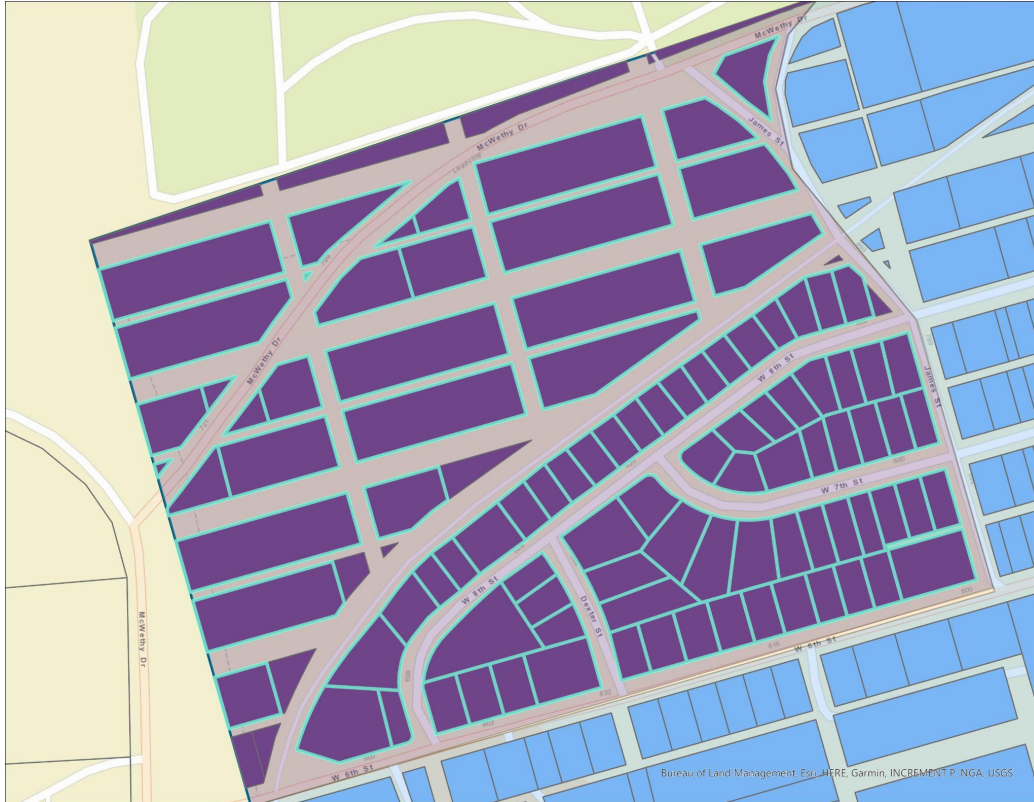
Approximately 42 of the 98 R1 parcels would be able to have an ADU.



ADUs - R1

Proposed changes to allow more ADUs in the R1 zone district:

1. Remove reference to the residential density entirely and specify that 1 ADU is allowed on lots equal to or above the minimum lot size
2. Increase the allowed ADU size to be 60% of the principal structure

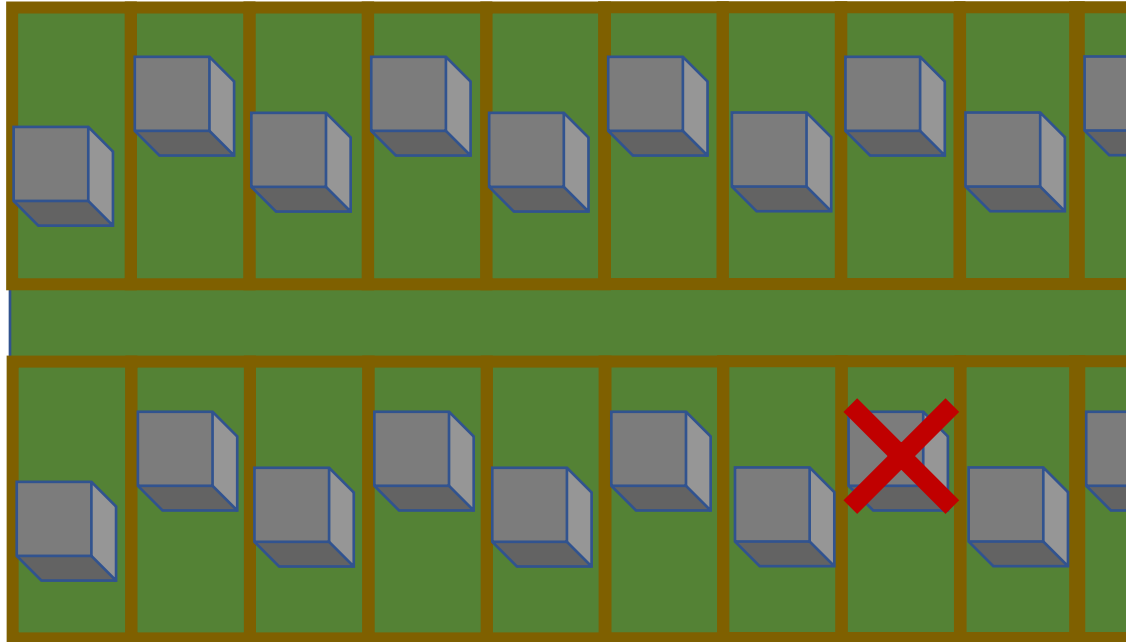
ADUs - R1



-  R1 parcels
-  R1 parcels large enough for 2 units

Proposed changes would allow ADUs on 87 of the 98 parcels in R1, more than doubling the opportunity for ADUs

ADUs - R2



R2: 19 Dwelling Units/Acre

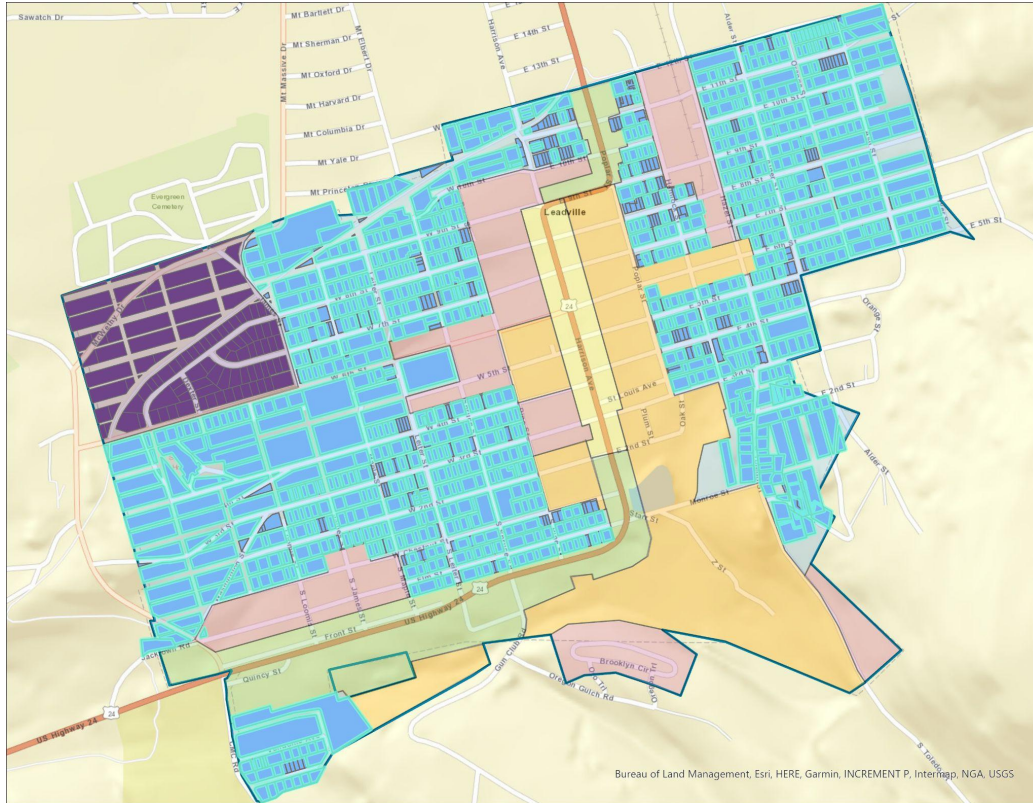
A residential density of 19 units/acre and a minimum lot size of 2,250 results in less than 1 dwelling unit on each lot, meaning if an acre were divided into 19 - 2,250 sq ft lots, one of those lots could not have a dwelling unit nor could any of the lots have more than 1 dwelling unit.



-  1 Acre
-  Min Lot
2,250 sqft

$(\text{lot sqft}/\text{acre})RD = \text{units per lot}$

$(2,250/43,560)19 = 0.98$

ADUs - R2



-  R2 parcels
-  R2 parcels large enough for 2 units

Today to have an ADU in R2, you would need a lot of at least 4,585 sqft

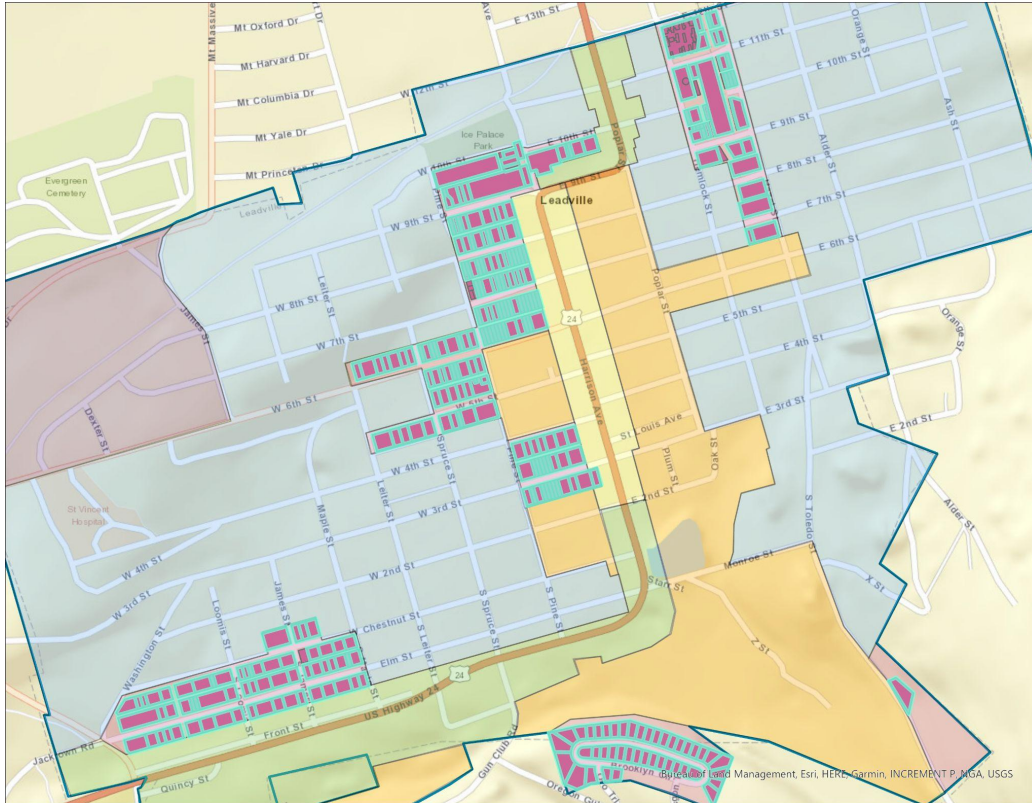
Approximately 818 of the 1,197 R2 parcels would be able to have an ADU.

ADUs - R2

Proposed changes to allow more ADUs in the R2 zone district:

1. Remove reference to the residential density entirely and specify that 1 ADU is allowed on lots equal to or above the minimum lot size; to fit ADUs on lots smaller than 2,625 sqft, builders may need to consider a smaller footprint by leveraging 2 stories for the primary residence and/or the ADU
2. Increase the allowed ADU size to be 60% of the principal structure
3. Reduce the allowed side setback from to 3 ft

ADUs - TR



TR parcels

TR parcels large enough for 2 units

Today to have an ADU in TR, you would need a lot of at least 2,293 sqft; because the residential density is already 38 in this zone district, that encompasses most lots.

Approximately 290 of the 338 TR parcels would be able to have an ADU.

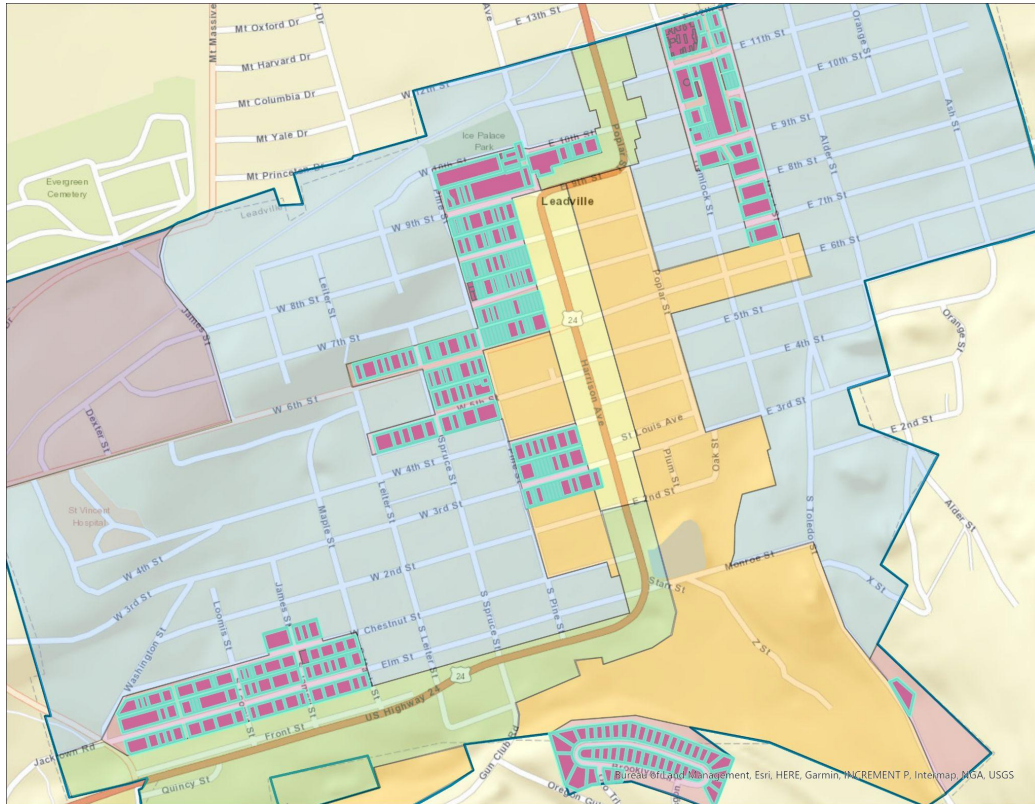
ADUs - TR

Proposed changes to allow more ADUs in the TR zone district:

1. Remove reference to the residential density entirely and specify that 1 ADU is allowed on lots equal to or above the minimum lot size; to fit ADUs on lots smaller than 2,625 sqft, builders may need to consider a smaller footprint by leveraging 2 stories for the primary residence and/or the ADU
2. Increase the allowed ADU size to be 60% of the principal structure
3. Reduce the allowed side setback from 10 ft to 3 ft

The current residential density in TR is high enough to support 2 units on most lots, but for consistency and clarity, it is recommended that reference to residential density be removed and instead use lot dimensions to determine if an ADU would be allowed.

ADUs - TR



- TR parcels
- TR parcels large enough for 2 units

Proposed changes would allow ADUs on 294 of the 338 parcels in TR.

Duplexes

Duplexes - Existing Specifications for each Zone District

Existing Lot Requirements for Duplexes in the Zoning Code

Zone Dist.	Res. Density Current	Minimum Lot	Minimum Dwelling unit sqft	Front/Side/Back; remaining sqft	Lot Coverage; remaining sqft	Max duplex size - each half
R1	9	5,000/ 2,500 two family res*	600	20/0/15** 3,250	67% 3,350	1,625 (1,137)
R2	19	2,250	600	0/0/0 2,250	75% 1,687.5	843
TR	38	2,250	450	0/0/0 2,250	85% 1,912.5	956
TC	none	2,250	450	3/3/6 1,539	85% 1,912.5	769

*This actually gets you further from alignment with the residential density

**Side setback is reduced to 0 for two family residences, but the code does not reference sides abutting other parcels; max duplex size in parenthesis references 7.5 ft side setbacks from adjoining parcels

Table 3. shows the existing requirements in the Leadville zoning code and the square footage of the developable area based on setback requirements and lot coverage requirements. It also shows the maximum square footage of each half of a duplex based on the modified setbacks allowed for duplexes.

Duplexes

Key problem:

Based on the listed residential densities you cannot develop two units on the minimum lot size in the R1, R2, or TR zones

Associated concerns:

1. There is no readily apparent code requirement for off street parking for residential uses
2. It is unclear if in the R2 and TR zones you can build to the lot line on all four sides or if you can only build to the lot line on one side.

Duplexes

Duplex Solutions

Zone Dist.	Res. Density	Minimum Lot	Minimum Dwelling unit sqft	Front/Side/Back; remaining sqft	Lot Coverage; remaining sqft	Max duplex size - each half
R1	Remove the reference to density; focus on what is allowed by lot size	5,000	600	20/0/15 3,250	67% 3,350	1,481 w/2 parking spots
R2	Remove the reference to density; focus on what is allowed by lot size	2,250	600	0/0/0 2,250	75% 1,687.5	699.75 w/2 parking spots
TR	Remove the reference to density; focus on what is allowed by lot size	2,250	450	0/0/0 2,250	85% 1,912.5	812.25 w/2 parking spots

Potential solutions to better support the development of duplexes. The table focuses on the three zone districts where duplexes are currently limited by the residential density. All items in red are suggestions that work toward enabling duplexes and are described in more detail below.

Duplexes - R1

The current residential density of 9 units/acre and a minimum lot size of 5,000 results in only allowing 1 dwelling unit on each lot

Proposed changes to allow more duplexes in the R1 zone district:

1. Remove reference to the residential density entirely and specify that duplexes are allowed on lots equal to or above the minimum lot size

The city may want to clarify if the 0 foot side setback is only allowed where the duplexes meet and the 7.5 side setback is still in effect for the outer sides of the parcel.

Duplexes - R2

A residential density of 19 units/acre and a minimum lot size of 2,250 results in less than 1 dwelling unit on each lot, meaning if an acre were divided into 19 - 2,250 sq ft lots, one of those lots could not have a dwelling unit nor could any of the lots have more than 1 dwelling unit.

Proposed changes to allow more duplexes in the R2 zone district:

1. Remove reference to the residential density entirely and specify that duplexes are allowed on lots equal to or above the minimum lot size; to fit duplexes on lots smaller than 2,625 sqft, builders may need to consider a smaller footprint by stacking the units as opposed to side by side construction.

The city may want to clarify if the 0 foot setbacks are allowed on all sides of the property simultaneously.

Duplexes - TR

The residential density of 38 units/acre would allow for 2 units on most lots, but to be consistent, the reference to residential density should be taken out.

Proposed changes to allow more duplexes in the TR zone district:

1. Remove reference to the residential density entirely and specify that duplexes are allowed on lots equal to or above the minimum lot size; to fit duplexes on lots smaller than 2,625 sqft, builders may need to consider a smaller footprint by stacking the units as opposed to side by side construction.

The city may want to clarify if the 0 foot setbacks are allowed on all sides of the property simultaneously.

Multifamily 3-4 Unit

Multifamily - 3-4 unit

Existing Lot Requirements for Multi-Family 3-4 unit in the Zoning Code

Zone Dist.	Res. Density Current	Minimum Lot	Minimum Dwelling unit sqft	Front/Side/Back; remaining sqft	Lot Coverage; remaining sqft
R1 - prohibited					
R2 - conditional	18	2,250	600 square feet (multi-family and accessory dwelling units excluded)	10/3/6 - 0/0/0 exception for upto 3 attached 1,406/2,250	75% 1,687.5
TR - conditional	38	2,250	450	10/3/6 - 0/0/0 exception for upto 3 attached 1,406/2,250	85% 1,912.5
RC - prohibited					
C - conditional	9	5000	600 square feet (multi-family and accessory dwelling units excluded)	10/5/10 3,200	50% 2,500
TC - by right	none	2,250	450	3/3/6 1,539	85% 1,912.5

Multifamily - 3-4 unit

Key problems:

1. Small multifamily properties integrate well into other residential districts and could be a use by right in more places.
2. There is very little in the code that addresses specifications for multifamily.

Multifamily - 3-4 unit

Multi-Family 3-4 unit Solutions

Zone Dist.	Res. Density	Minimum Lot/ min lot for MF	Minimum Dwelling unit sqft	Front/Side/Back; remaining sqft	Lot Coverage; remaining sqft
R1 - prohibited					
R2 - by right	Remove the reference to density; focus on what is allowed by lot size	2,250/ 5,000	600 square feet (multi-family and accessory dwelling units excluded)	10/3/6 - 0/0/0 exception for upto 3 attached 1,406/2,250	75% 1,687.5
TR - by right	Remove the reference to density; focus on what is allowed by lot size	2,250/ 5,000	450	10/3/6 - 0/0/0 exception for upto 3 attached 1,406/2,250	85% 1,912.5
RC - prohibited					
C - by right	Remove the reference to density; focus on what is allowed by lot size	5000	600 square feet (multi-family and accessory dwelling units excluded)	10/5/10 3,200	64% 3,200
TC - by right	Remove the reference to density; focus on what is allowed by lot size	2,250/ 5,000	450	3/3/6 1,539	85% 1,912.5

Multifamily - 3-4 unit

Typical 4 Plex Specifications

Lot	
Width	45–65 feet
Depth	100–150 feet
Area	4,500–9,750 sqft
	0.10–0.22 acres

Units	
Number of Units	4
Typical Unit Size	500–1,200 sq. ft.

Density	
Density	21–35 du/acre

Setbacks	
Front	10–25 feet
Side	5–12 feet
Rear (main building)	30–60 feet
Between Main and Accessory Buildings	10–20 feet
Lot Coverage	

Parking	
Parking Ratio	1-2 per unit
On-street Spaces	2–3
Off-street Spaces	1.5 per unit max.

Building Size	
Width	34–56 feet
Depth	32–60 feet
Height (to eave)	20–28 feet
Floors	2-2.5 stories

Multifamily - 3-4 unit R2

Typical 4 Plex Specifications

Lot - Minimum for MF 5k	
Width	45–65 feet
Depth	100–150 feet
Area	4,500–9,750 sqft
	0.10–0.22 acres

Units	
Number of Units	4
Typical Unit Size	500–1,200 sq. ft.

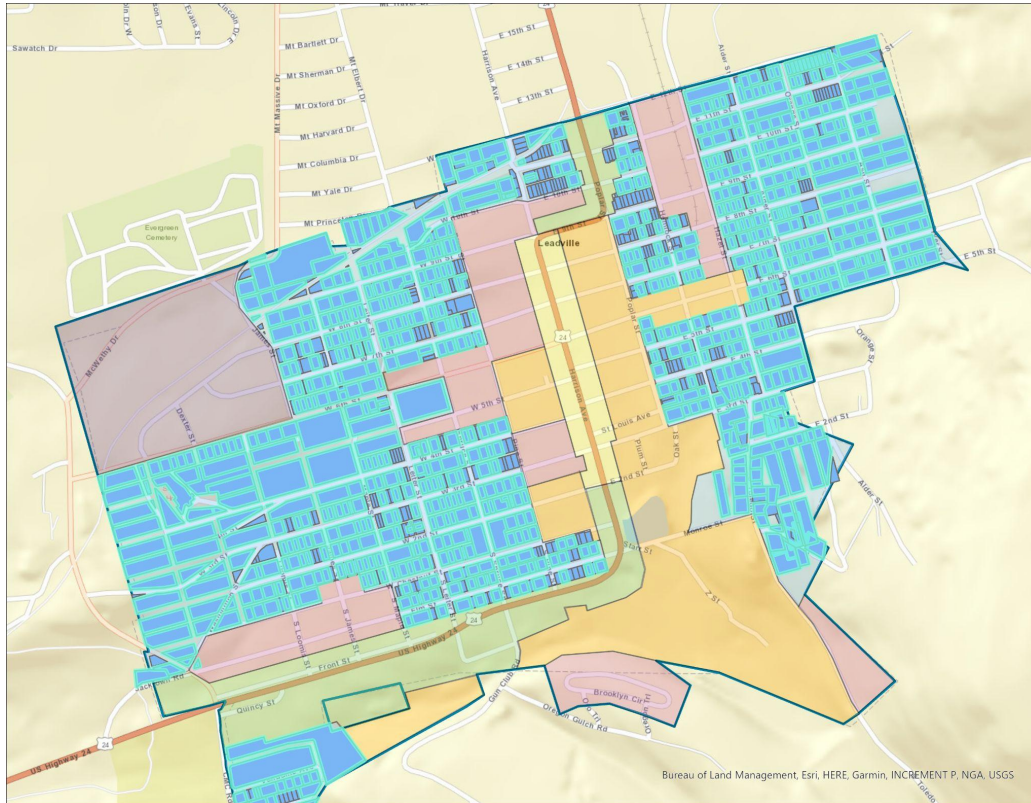
Density	
Density	Remove reference



Setbacks	
Front	10–25 feet
Side	5–12 feet
Rear (main building)	30–60 feet
Between Main and Accessory Buildings	10–20 feet
Lot Coverage	

Parking	
Parking Ratio	1-2 per unit
On-street Spaces	2–3
Off-street Spaces	1.5 per unit max.

Building Size	
Width	34–56 feet
Depth	32–60 feet
Height (to eave)	20–28 feet
Floors	2-2.5 stories

Multifamily - 3-4 unit R2



-  R2 parcels
-  R2 parcels large enough for 3-4 unit MF

Proposed changes would allow 3-4 unit MFs on 765 of the 1,197 parcels in R2

Multifamily - 3-4 unit TR

Typical 4 Plex Specifications

Lot - Minimum for MF 5k	
Width	45–65 feet
Depth	100–150 feet
Area	4,500–9,750 sqft
	0.10–0.22 acres

Units	
Number of Units	4
Typical Unit Size	500–1,200 sq. ft.

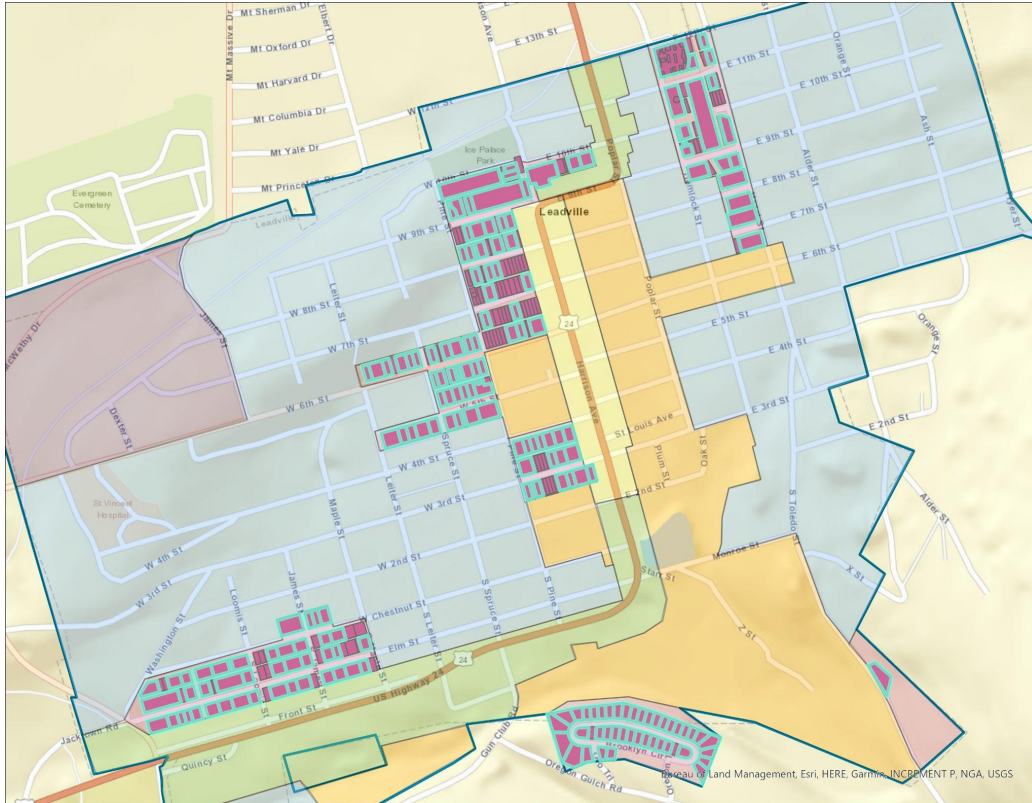
Density	
Density	Remove reference

Setbacks	
Front	10–25 feet
Side	5–12 feet
Rear (main building)	30–60 feet
Between Main and Accessory Buildings	10–20 feet
Lot Coverage	


Parking	
Parking Ratio	1-2 per unit
On-street Spaces	2–3
Off-street Spaces	1.5 per unit max.

Building Size	
Width	34–56 feet
Depth	32–60 feet
Height (to eave)	20–28 feet
Floors	2-2.5 stories

Multifamily - 3-4 unit TR



 TR parcels

 TR parcels large enough for 3-4 unit MF

Proposed changes would allow 3-4 unit MFs on on 181 of the 338 parcels in TR.

Multifamily - 3-4 unit C

Typical 4 Plex Specifications

Lot	
Width	45–65 feet
Depth	100–150 feet
Area	4,500–9,750 sqft
	0.10–0.22 acres

Units	
Number of Units	4
Typical Unit Size	500–1,200 sq. ft.

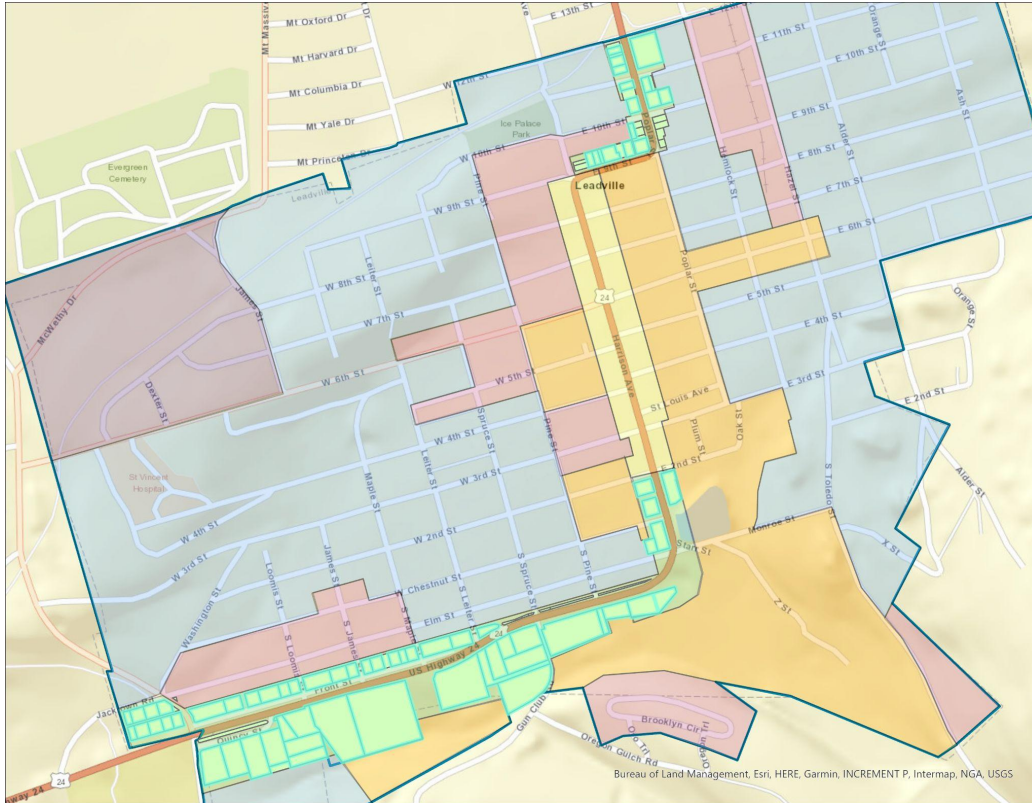
Density	
Density	Remove reference

Setbacks	
Front	10–25 feet
Side	5–12 feet
Rear (main building)	30–60 feet
Between Main and Accessory Buildings	10–20 feet
Lot Coverage	64%

Parking	
Parking Ratio	1-2 per unit
On-street Spaces	2–3
Off-street Spaces	1.5 per unit max.

Building Size	
Width	34–56 feet
Depth	32–60 feet
Height (to eave)	20–28 feet
Floors	2-2.5 stories

Multifamily - 3-4 unit C



TR parcels

TR parcels large enough
for 3-4 unit MF

Proposed changes would
allow 3-4 unit MFs on on 68 of
the 95 parcels in C.

Multifamily - 3-4 unit TC

Typical 4 Plex Specifications

Lot - Minimum for MF 5k	
Width	45–65 feet
Depth	100–150 feet
Area	4,500–9,750 sqft
	0.10–0.22 acres

Units	
Number of Units	4
Typical Unit Size	500–1,200 sq. ft.

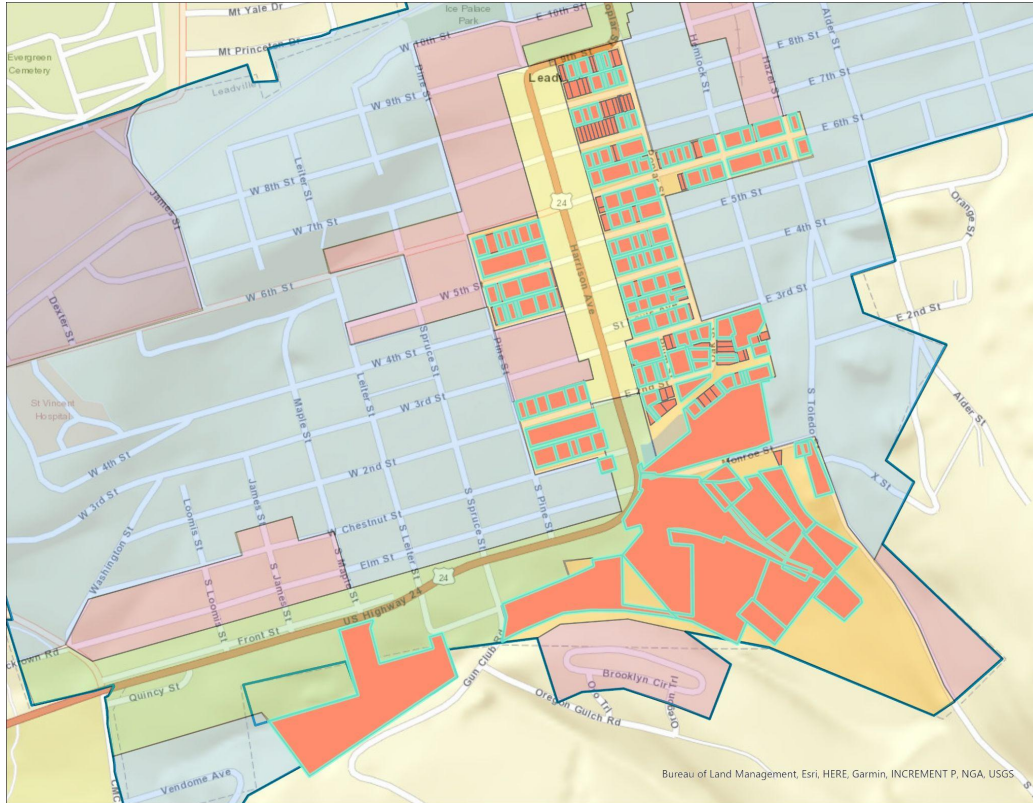
Density	
Density	Remove reference

Setbacks	
Front	10–25 feet
Side	5–12 feet
Rear (main building)	30–60 feet
Between Main and Accessory Buildings	10–20 feet
Lot Coverage	


Parking	
Parking Ratio	1-2 per unit
On-street Spaces	2–3
Off-street Spaces	1.5 per unit max.

Building Size	
Width	34–56 feet
Depth	32–60 feet
Height (to eave)	20–28 feet
Floors	2-2.5 stories

Multifamily - 3-4 unit TC



 TC parcels

 TC parcels large enough for 3-4 unit MF

Proposed changes would allow 3-4 unit MFs on on 131 of the 228 parcels in TC.