

Commission and public review. The following provides a summary of residential-focused changes between the existing zoning code and draft ordinance.

### SUMMARY OF DRAFT RESIDENTIAL UDO – Module 1: New Standards

#### **1. New zoning districts. Combining the four existing single-family Residential zoning districts (R-1A, R-1B, R-1C, & R-1D (and some R-1T)) into two new districts (RE=Residential Estate and RN=Residential Neighborhood).**

- **Purpose:** These many existing districts have relatively insignificant differences as they are all single-unit dwelling districts. Under the proposed districts, developers can shift toward building smaller housing and use smaller lot sizes to provide more housing units, potentially units that are more affordable, and flexible to meet the desired housing market. Developers are not required to build to this minimum and may always exceed it.
- R-1A & R-1B = New RN.
  - Minimum lot size is slightly lower than R-1A
  - Primarily Single-Unit Dwelling district.
  - Allows duplexes in Conventional Development but limited to 30% of the units throughout the neighborhood. Duplexes must be designed to be compatible with adjacent existing single-unit homes.
  - When following Conservation Development rules, RN allows more clustered development to preserve natural areas or create green space. Allow limited townhouses and multiplex dwelling units when open space and buffering from adjacent area is provided – see Conservation Development details.
- R-1C & R-1D = New RE
  - Primarily Single-Unit Dwelling district.
  - Not allowing duplexes, townhouses, or multiplex units.
  - Allows clustering of homes when open space is provided in Conservation Development option; still only single-unit homes.
  - Minimum lot size is similar to existing two districts being combined into RE.

#### **2. ‘Conservation’ housing development option within Residential Neighborhood and Residential Estate districts.**

- **Purpose:** Within the proposed RN and RE districts, in larger newly developed areas, the conservation option provides an incentive to preserve natural areas or designated green space in exchange for allowing a small percentage of the new units to be a variety of low-density housing alternatives and allows the housing development to be clustered, while adding a buffer requirement between existing single unit neighborhoods.
- Allows for slightly smaller lot sizes than conventional development.
- There must be a minimum of 5 acres for new conservation development.
- Requires Open Space meeting the following:
  - Consisting of a general lawn or preserved natural area;
  - Must be a separate area from private yards; and
  - Must consist of 20% of the total development area or 15% if amenities (e.g. playground, pavilion, etc.) are provided.
- RN District: Up to 35% of all homes in a Conservation development may be duplexes, townhouses, or multiplex dwelling units (nor more than 4 units/ lot and still meeting the height limits of single-unit detached buildings). Perimeter screening standards apply if adjacent to other single-unit neighborhoods.