Small Lot Development Guidelines

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BACKGROUND

- Small Lot Single Residence (RSL zoning) established 2011
  - Higher Densities
  - Smaller Lots (2,500 – 6,000 sf)
  - Reduced Setbacks
  - More Lot Coverage
  - Shorter Driveways
  - Limited Landscaping

Purpose & Intent of Small Lot Development

- Alternative to traditional, single-residence development
- Smaller lots and smaller housing types that offer diverse housing opportunities
- More options for homeownership

PROJECT PURPOSE

Identify	Challenges with small lot development
Research	Best practices from cities around the country
Recommend	Code modifications to address challenges
Provide	Design guidelines for small lot development

CHALLENGES - DESIGN

Landscape/Open Space

- A lack of substantial landscaping;
- Decreased usability of private yards and open space;
- Conflicts between trash service, underground utilities and street trees.

Streetscapes

- Insufficient or inconveniently located guest parking;
- Unsafe and insufficient solid waste barrel location for storage, pick up, and truck access;
- Cluttered streetscapes – no parking signs, barrels, parking.

Utilities

- Public utility location, access, and maintenance;
- Private infrastructure maintenance and reliability; and

Architecture

- Little or no architectural variety between buildings;
- Garage doors that dominate the street façade;
- A lack of architectural character and detail.

CHALLENGES - POLICY/ENTITLEMENT

PAD Overlay

- Purpose of PAD:
  - Innovative design
  - High-quality development
  - Flexibility
- Ineffective use of PAD:
  - Reduced setbacks
  - Reduced garage sizes
  - Narrow private streets

“Up Zoning”

- Mis-used zoning classifications:
  - Smallest zoning classification to take advantage of setback allowances
  - Larger lot sizes with reduced setbacks to maximize lot coverage
  - Prior to 2020, no maximum lot coverage

Solid Waste

- Individual barrel service required for residential
  - Bin service may now be considered

Parking

- Limited guest spaces
- Location
- Shorter, private driveways don’t allow for additional parking

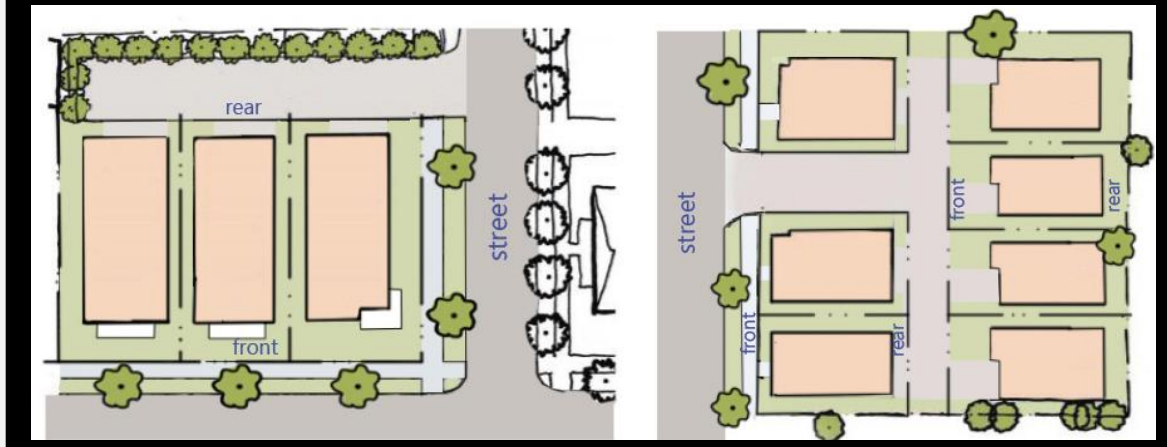
Policy Recommendations

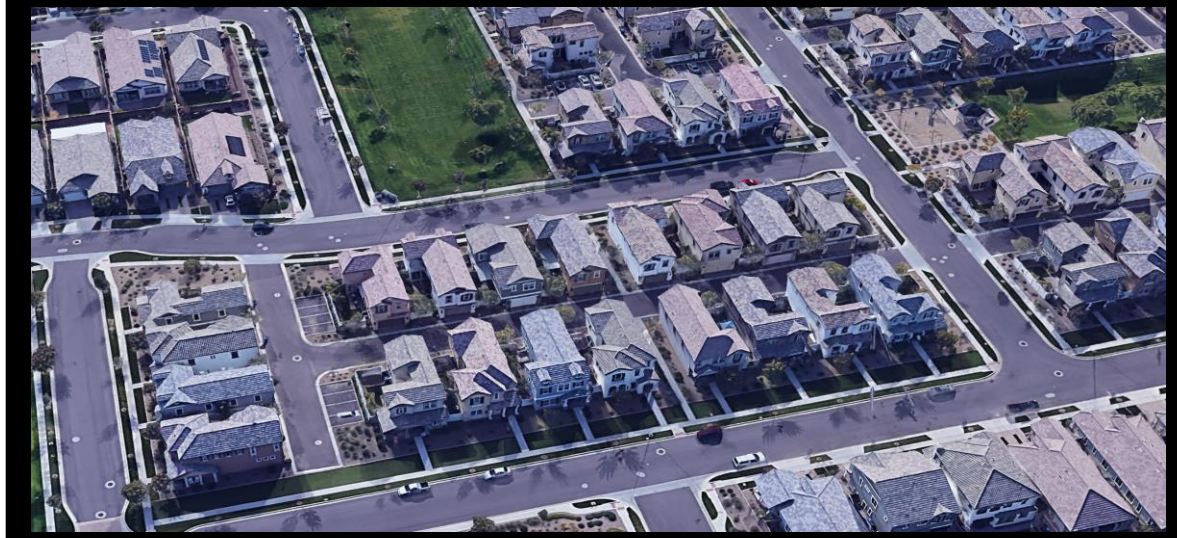
RECOMMENDATIONS

- Site Design
- Architectural Design
- Street Design
- Landscaping & Open Space
- Utilities & Services

SITE DESIGN

- Encourage non-traditional lot configurations
- Promote appropriate building separations and usable side yards
- Reduced focus on garages
- Conveniently located guest parking





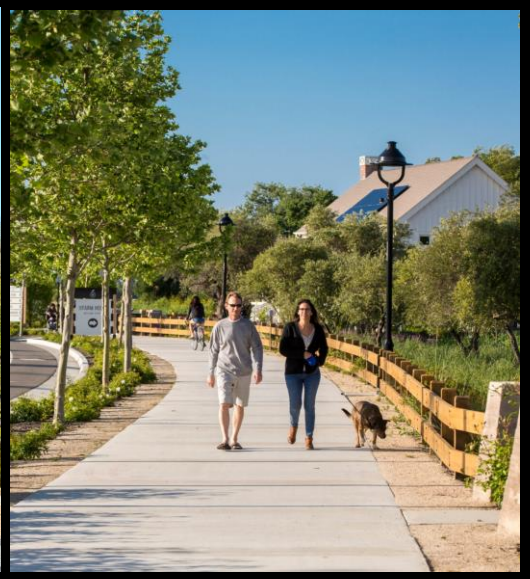
ARCHITECTURAL DESIGN

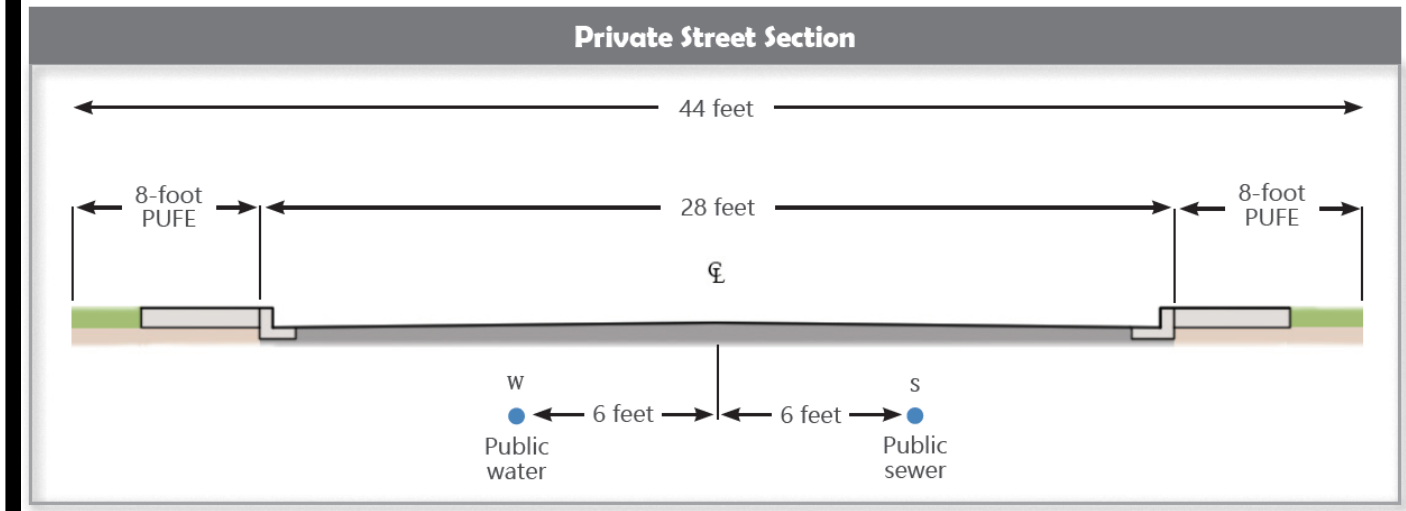
Enhance streetscape quality:

- Variation in building design
- Offset building facades
- Proportional columns and trellis framework
- Building articulation with bay windows, dormer and porches
- Varied roof lines
- Quality building material

STREET DESIGN

- Neighborhood connectivity
- Vehicular, pedestrian and bicycle access to adjacent development
- Terminate on important vistas
- Private street width recommendation



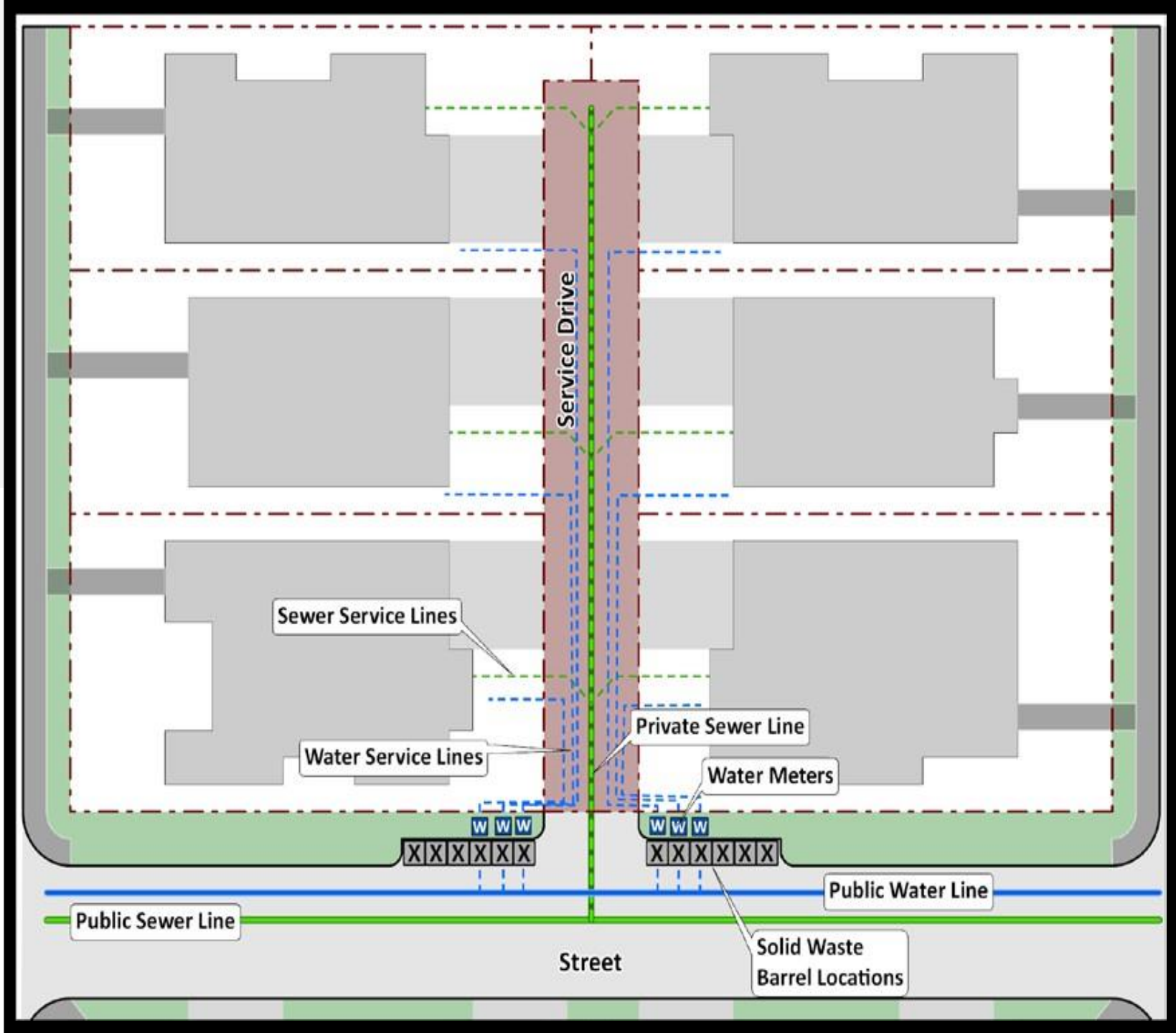


LANDSCAPING & OPEN SPACE

- Street trees to create lively streetscapes
- Varied landscape palettes
- Low-water use/drought tolerant landscaping encouraged
- Centrally-located common open spaces

UTILITIES & SERVICES

- No water meters in driveways or sidewalks
- Private water/sewer lines owned/maintained by HOA
- Option for solid waste bin collection

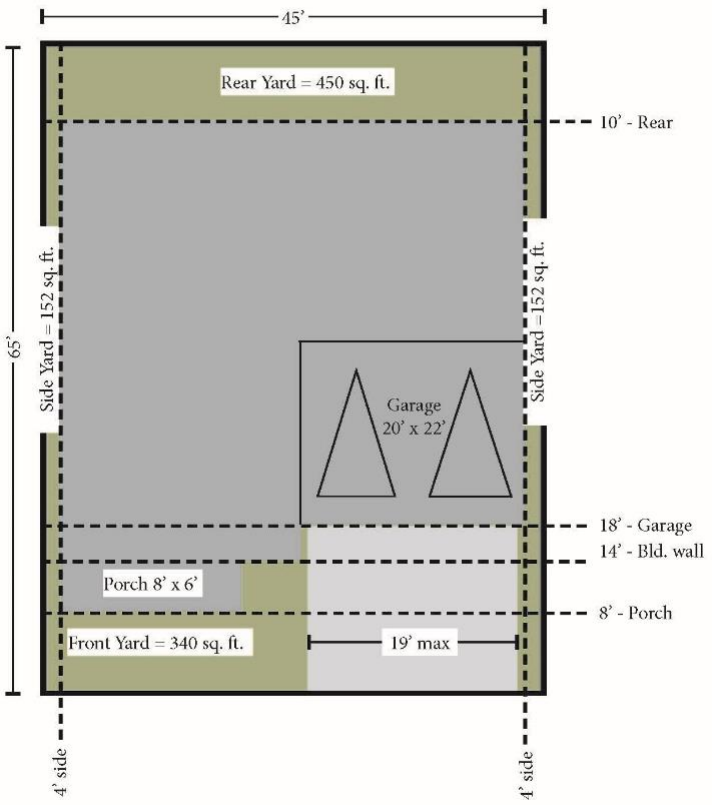


Zoning Ordinance

Text Amendments

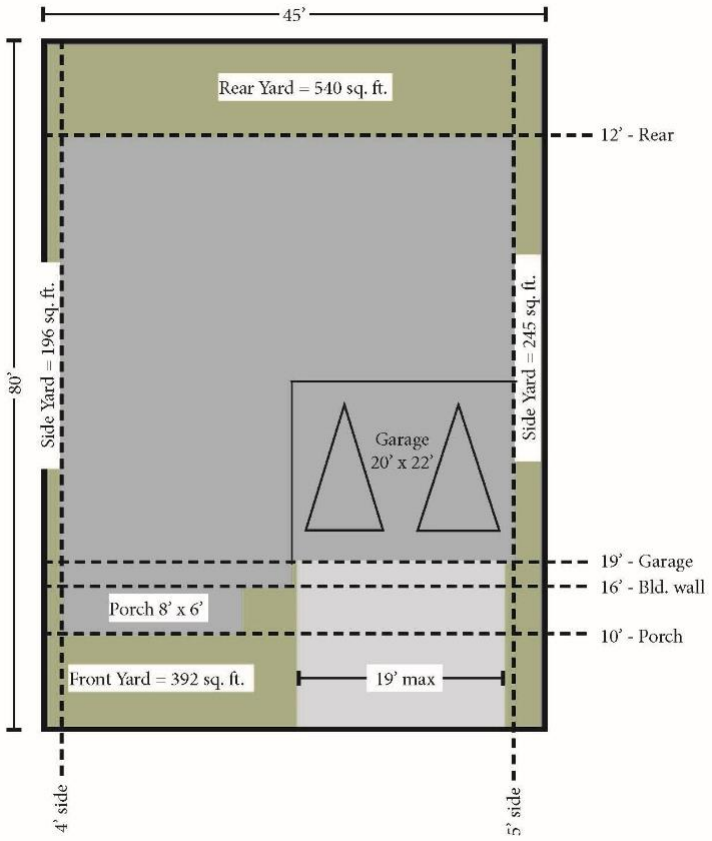
RESEARCH, ANALYSIS & TESTING

RSL-3.0



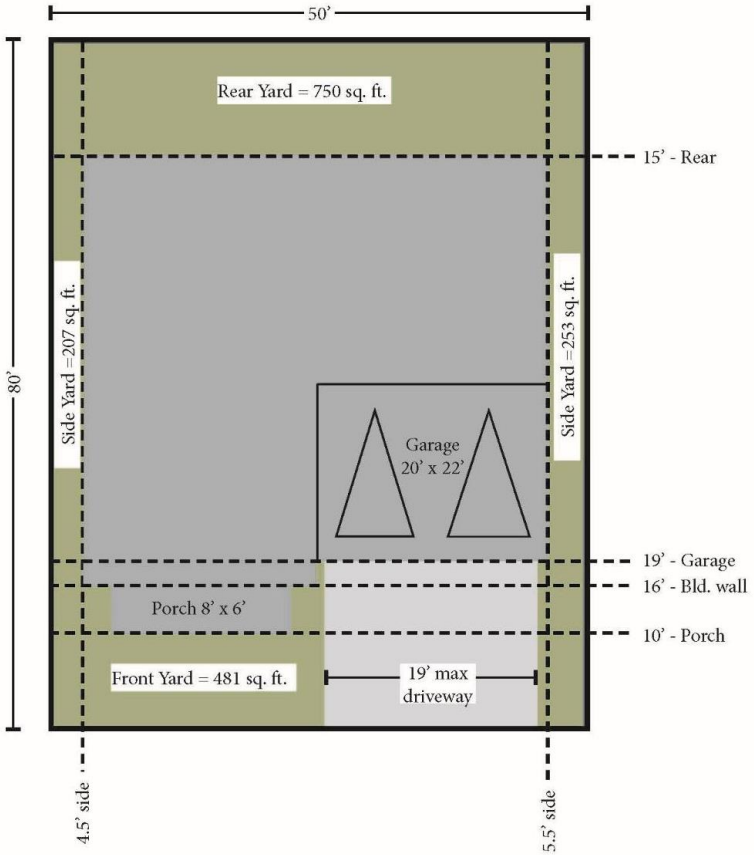
Lot Area = 2,925 sq. ft.
Open Space = 1,094 sq. ft. = 37%
Private "usable" Open Space = 790 sq. ft. = 27%
Buildable Area= 1,441 sq. ft. (*does not include porch)

RSL-4.0



Lot Area = 3,600 sq. ft.
Open Space = 1,373 sq. ft. = 38%
Private "usable" Open Space = 932 sq. ft. = 26%
Buildable Area= 1,818 sq. ft. (*does not include porch)

RSL-4.5



Lot Area = 4,000 sq. ft.
Open Space = 1,691 sq. ft. =42%
Private "usable" Open Space = 1,231 sq. ft. = 31%
Buildable Area= 1,900 sq. ft. (*does not include porch)

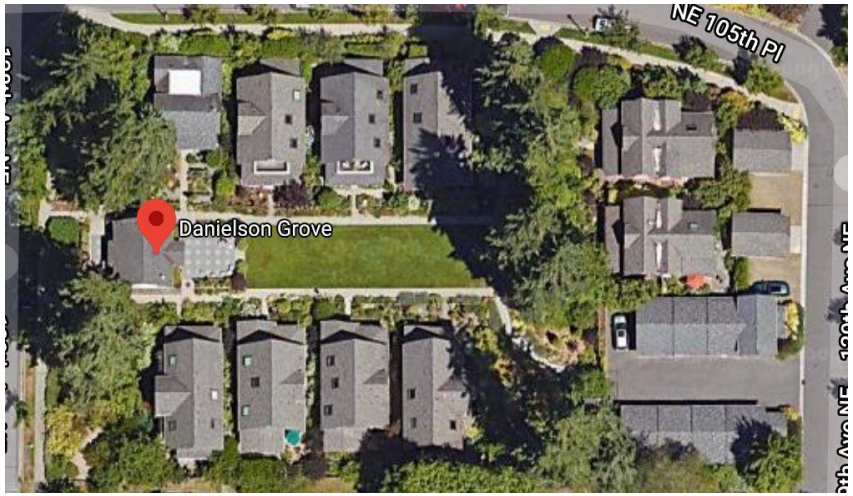
FINDINGS & CONCEPTS

GENERAL CONCEPTS

- Limit the size (acreage) of small lot developments
- Development with narrowed private streets -- require 1 additional guest parking space be provided elsewhere in the development

RSL 2.5

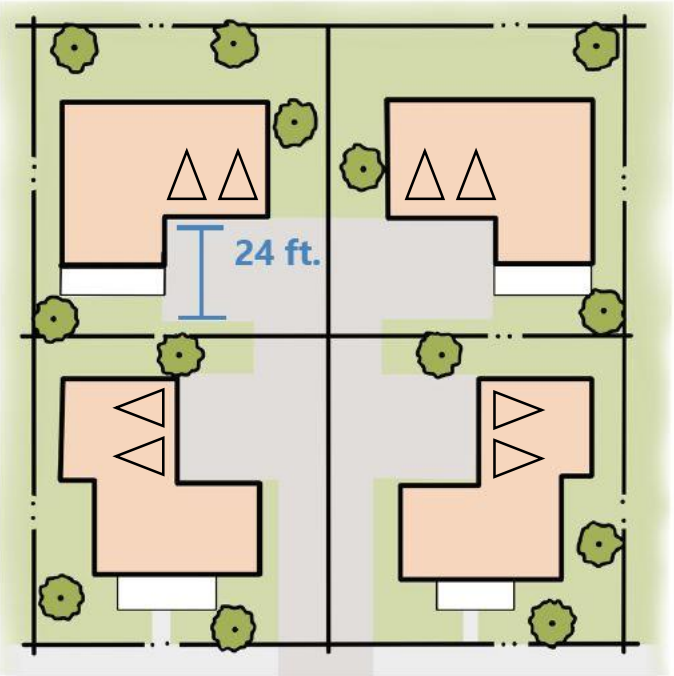
- Impractical for traditional detached configurations
- Remove the RSL 2.5 designation
- Consider replacing this category with a cottage cluster or pocket neighborhood zoning classification



FINDINGS & CONCEPTS

RSL 4.5, 4.0, and 3.0

- Adjust minimum lot width and depth
- Adjust minimum and average lot sizes accordingly
- Adjust setbacks



CLUSTER CONFIGURATIONS

- Require a 24’ backing distance for garages
- Require 1 additional guest parking space be provided elsewhere in the development

NEXT STEPS

- Design Review Board Study Session – July 13
- City Council Study Session – August
- Planning & Zoning Board Hearing - September
- City Council Hearing (Action) – September

Questions?