

# COUNCIL DECISION REQUEST

SUBJECT: Addition of New Zoning Classifications – R1-3 & R1-4

MEETING DATE: July 23, 2009

PAYSON GOAL: NEW:                      EXISTING:

ITEM NO.:

TENTATIVE SCHEDULE:

SUBMITTED BY: Ray Erlandsen   
Acting Comm Dev Dir

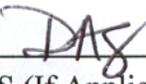
AMOUNT BUDGETED: \$0.00

SUBMITTAL TO AGENDA

EXPENDITURE REQUIRED: \$0.00

APPROVED BY TOWN MANAGER

CONT. FUNDING REQUIRED: \$0.00

  
EXHIBITS (If Applicable, To Be Attached):

## POSSIBLE MOTION

“I move to direct staff to prepare the appropriate code amendment to implement the proposed amendment to the UDC by adding the new zoning classifications, R1-3 and R1-4.”

## SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

Councilman Croy has inquired of staff as to the possibility of creating R1-3 and R1-4 zoning classifications for the purpose of facilitating affordable/workforce housing. Such action would take Town Council direction to staff to initiate an amendment to the Unified Development Code (UDC).

The designation R1-3 would indicate a minimum of 3000 square foot lots and likewise R1-4 would require a minimum of 4000 square foot lots. Currently the smallest residential zoning district allowed in the UDC is R1-6 (minimum 6000 s.f. lots). The purpose of this amendment would be to create smaller lot sizes for development of residential uses currently allowed in other single-family residential zoning districts (ie: R1-6, R1-8, etc.).

Currently, the UDC allows single family development on smaller properties in several different ways, as follows:

### Town-Wide

1. Through the platting process, townhouse lots in R3 districts may be reduced to 3000 s.f. with a minimum width of 30' and a minimum depth of 80'.
2. Attached housing (zero lot line development) is allowed on contiguous lots with the same street frontage in R2, R3, R1-6, & R1-8 zoning districts, provided both units are developed at the same time as a common project
3. Planned Area Development (PAD)

### Green Valley Redevelopment Area (GVRA)

1. Lots located on Main Street and Frontier Street and within a C-1, C-2, or C-3 zoning district shall not be applicable to the minimum lot size requirements of the UDC.
2. Single family detached and attached development within R3 zoning districts shall be permitted to reduce lot sizes to a minimum of 4000 square foot per lot.

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# ***COUNCIL DECISION REQUEST***

While the above opportunities exist to allow residential development on smaller lots, each has conditions attached. The R1-3 & R1-4 proposed zoning districts are envisioned as standard districts where residential development could occur with standard requirements similar to existing residential districts (ie: setbacks, density, etc.).

**PROS:** May allow more opportunity for affordable/workforce housing. Less opposition from adjacent property owners may result than a request for multi-family rezoning.

**CONS:** Rezoning would still be required. Development requirements would have to be less restrictive to allow lot more coverage. There would be less open space/undisturbed area. Less area would be available for ground water re-charge and would create more run-off.

**PUBLIC INPUT (if any):**

**BOARD/COMMITTEE/COMMISSION ACTIONS/RECOMMENDATIONS (if any) (give dates and attach minutes):**

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**FUNDING:**

Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:
Acct:	Budget:	Available:	Expense:	Remaining:

BA: \_\_\_\_\_ Date: \_\_\_\_\_