



# COUNCIL DECISION REQUEST

SUBJECT: Density Provisions in R3 Zoning District

MEETING DATE: 2-2-12

SUBMITTED BY: LaRon Garrett, Asst. Town Manager 

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: 0

EXPENDITURE REQUIRED: 0

 \_\_\_\_\_

EXHIBITS (If Applicable, To Be Attached):

### POSSIBLE MOTION

I move to direct staff to proceed with investigating increasing the maximum allowable density provisions of the R3 Zoning District.

### SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

Currently, the maximum density allowed in the R3 Zoning District is 18 dwelling units per acre with the maximum lot coverage of 50%. Town staff has received a request to look at possibly increasing the maximum allowable density provisions of the R3 Zoning District. The request is based on the premise that when smaller individual multifamily units are constructed you can build more units than our current code allows without increasing the overall lot coverage. This type of smaller units would typically be used by seniors, singles, etc. Other jurisdictions have allowed as high as 30 dwelling units per acre while still limiting the overall lot coverage to 50%.

Since this is a potential change to the Unified Development Code, any proposed changes would be submitted to the Planning and Zoning Commission for review and a recommendation prior to coming before the Town Council for a final decision.

Staff is seeking Council direction on whether to move forward with presenting potential changes to the R3 maximum density to the Planning and Zoning Commission for a recommendation to be forwarded to the Town Council.

### PROS:

An increase in the number of dwelling units per acre would allow more efficient use of R3 zoned property.

### CONS:

An increase would tend to concentrate population in certain areas.

### FUNDING:

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

FM: \_\_\_\_\_ Date: \_\_\_\_\_