



# COUNCIL DECISION REQUEST

SUBJECT: R3 Multifamily Zoning District Development Standards

MEETING DATE: 4-19-12

SUBMITTED BY: LaRon Garrett,  Asst. Town Manager

SUBMITTAL TO AGENDA  
APPROVED BY TOWN MANAGER

AMOUNT BUDGETED: 0

EXPENDITURE REQUIRED: 0

  
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EXHIBITS (If Applicable, To Be Attached): Recommended amendments to the Unified Development Code

### POSSIBLE MOTION

I move to direct staff to proceed with drafting proposed amendments to the Town of Payson General Plan after midyear to ensure any other major amendment proposals are not excluded from consideration within this calendar year.

-OR-

I move to direct staff to proceed with drafting proposed amendments to the Town of Payson General Plan for consideration along with the planned 2015 General Plan update.

### SUMMARY OF THE BASIS FOR POSSIBLE MOTION:

Per Council's direction on February 2, 2012, proposed amendments to the Unified Development Code (UDC) pertaining to R3 Development Standards have been drafted and recommended for approval (4-0) by the Planning & Zoning Commission at the March 19, 2012 public hearing.

As the amendments could allow a greater number of dwelling units per acre than currently stated in the Land Use Element of the 2003 Town of Payson General Plan, a major amendment is necessary in conjunction with the Planning & Zoning Commission's recommended changes before the proposed changes to the development standards could be implemented.

All major amendments to the general plan proposed for adoption by the governing body of a municipality shall be presented at a single public hearing during the calendar year the proposal is made. Since only one major amendment is allowed in a calendar year we can wait to begin the amendment process until later this year, or work through the process of making changes in conjunction with the 2015 General Plan adoption process.

### PROS:

### CONS:

### FUNDING:

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

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

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**PROPOSED**

**Table of Residential Lot Development Standards**

District (1)	Minimum Lot Size			Min. Lot Area per Dwelling Unit	Max Lot Cover	Minimum Yard Setbacks				Minimum Space Between Buildings	Public Water Sewer Required (4)(5)
	Area sq. ft.	Width (2)	Depth (3)			Front	Rear	Side	Strt Side		
R1-6	6,000	60'	90'	6,000	50%	20'	20'	5' (6)	10'	10'	YES
R1-8	8,000	70'	100'	8,000	40%	20'	20'	6' (6)	15'	10'	YES
R1-10	10,000	80'	110'	10,000	40%	20'	20'	7'	15'	10'	YES
R1-12	12,000	90'	120'	12,000	30%	25'	25'	8'	15'	10'	YES
R1-18	18,000	100'	140'	18,000	30%	30'	30'	10'	15'	10'	YES
R1-35	35,000	140'	180'	35,000	20%	35'	35'	20'	20'	10'	YES
R1-44	44,000	150'	190'	44,000	20%	40'	40'	20'	20'	10'	YES
R1-70	70,000	160'	240'	70,000	20%	50'	50'	25'	25'	10'	YES
R1-90	90,000	180'	270'	90,000	10%	55'	55'	25'	25'	10'	NO
R1-175	175,000	300'	300'	175,000	10%	60'	60'	30'	30'	10'	NO
R2	6,000	60'	90'	3,630	50%	20'	10' (8)	5' (6)	15'	6'	YES
<b>R3</b>	<b>6,000 (7)</b>	<b>60'</b>	<b>90'</b>	<b>n/a</b>	<b>50%</b>	<b>20' (9)</b>	<b>10' (8)</b>	<b>5' (6)</b>	<b>15' (9)</b>	<b>6'</b>	<b>YES</b>

1. Building Height: See Section 15-02-003(A)(1)(b).
2. For cul-de-sac and flag lots, see sections 15-02-003(A)(2)(d) and (f).
3. Flag lots shall have a maximum depth, from the street frontage to the area where the lot widens, of not more than 150'.
4. Public sewer facilities shall be utilized: a) when the property is located within the Northern Gila County Sanitary District's boundaries and there is an adequate public sewer within 1000 feet of the nearest property line as measured along the usual or most feasible route of access. b) when property is not within the N.G.C.S. District's boundaries, but there is an adequate public sewer within 500 feet of the nearest property line, as measured along the usual or most feasible route of access, and the total cost of connecting to the sewer is less than two times the cost of installing an on-site disposal system. If facilities are unavailable within the parameters described in a) and b), then other suitable facilities are required to be approved by the Gila County Health Department. However, no new properties (less than 2 acres in size) shall be created by minor land divisions that would require septic or other alternate sanitary systems to be utilized.
5. Water facilities, if not Public, are required to be approved by the Arizona Department of Environmental Quality.
6. Attached housing (zero lot line development) is allowed on contiguous lots within the same street frontage, provided both units are developed at the same time as a common project. All non-street setbacks which are opposite the common property line shall be increased by 2 feet over the minimum side yard setback for that district.
7. Through the platting process, townhouse lots in R3 districts may be reduced to 3000 s.f. minimum width 30', minimum depth 80'.
8. Where the rear property line is common with a single family residential district, the minimum rear yard setback shall be 18'.
9. Minimum front and street-side setbacks may be reduced to 10' when not utilized for parking or vehicular access.