



MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf, AICP
Zoning Administrator

DATE: March 19, 2012

SUBJECT: **Unified Development Code Amendment; Section 15-02-004**
R3 Multifamily Residential District Lot Development Standards

P12-002

Background

The existing Unified Development Code (UDC) provisions regulate multifamily development using a formula that specifies the minimum lot area per dwelling unit. The existing formula treats all units equally, without regard to unit size or number of bedrooms. In other words, the minimum area required for each unit is the same whether the units being constructed are 700 square foot one-bedroom apartments or 1,400 square foot three-bedroom condominiums.

Analysis

The proposed amendment to the Table of Residential Lot Development Standards would eliminate “minimum lot area per dwelling unit” requirements in R3 districts to allow for greater flexibility within maximum allowable lot coverage provisions. Minimum required common use or recreation areas for multifamily development (15% of the total area of the site), minimum parking requirements, setbacks and related requirements on R3 zoned properties would still provide the protections necessary to ensure construction is consistent with the purpose and intent of multiple family residential districts.

The proposed amendment also reduces the minimum front and street side setbacks in this district when the area within the setback is not needed for parking or vehicle access. When the UDC was originally adopted, multifamily development was not subject to a design review process or current landscaping and buffering regulation. By reducing front and street side setbacks, buildings can be oriented towards the street creating a more attractive street view, versus utilizing these yard areas to meet minimum parking requirements.

Motion

If the Commission supports the proposed revisions, an acceptable motion could be:

“I move the Planning and Zoning Commission recommend to the Town Council approval of P12-002, an amendment to the Unified Development Code Provisions concerning R3 multifamily residential property as outlined in the staff report.”

Attachments:

- a) Existing Table of Residential Lot Development Standards
- b) Proposed Table of Residential Lot Development Standards

EXISTING

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 (5)
	Area sq. ft.	Width (2)	Depth (3)			Front	Rear (4)	Side	Strt Side		
R1-6	6,000	60'	90'	6,000	50%	20'	20'	5' (7)	10'	10'	YES
R1-8	8,000	70'	100'	8,000	40%	20'	20'	6' (7)	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' (4)	5' (7)	15'	6'	YES
R3	6,000 (8)	60'	90'	2,420	50%	20'	10' (4)	5' (7)	15'	6'	YES

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. Where the rear property line is common with a single family residential district, the minimum rear yard setback shall be 18'.
5. 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.
6. Water facilities, if not Public, are required to be approved by the Arizona Department of Environmental Quality.
7. 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.
8. Through the platting process, townhouse lots in R3 districts may be reduced to 3000 s.f. minimum width 30', minimum depth 80'.

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		
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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
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R3	6,000 (7)	60'	90'	n/a	50%	20' (9)	10' (8)	5' (6)	15' (9)	6'	YES

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).
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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.
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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.