MEMO

TO: Planning and Zoning Commission

FROM: Sheila DeSchaaf
Planning & Development Director

DATE: June 1, 2015

SUBJECT: **Unified Development Code Amendment** **P15-005**
Reduced front (and/or street-side) setbacks, Commercial/Industrial Districts

Background

This is a request filed by the Town of Payson to amend the front yard and street-side yard setbacks in Commercial and Industrial zoning districts. The current standard is 20 feet for front yards and 15 feet for street-side yards, except for Commercial properties located on W. Main Street.

Analysis

From time to time commercial or industrial projects have experienced difficulties with site planning, redevelopment or expansion and the restriction of a 20 foot front yard and/or 15 foot street-side yard setback. In reviewing the many proposals, it has been noted that a reduced front setback would not adversely impact adjacent uses and could be appropriate.

Presently, the Unified Development Code utilizes a "build-to" concept for commercial development on Main Street. Buildings are required to be constructed at or on the front property line - a zero lot line or zero front setback.

Multifamily development standards allow for a reduced front setback when front yard areas are not utilized for parking. This furthers the aesthetic nature of projects by ensuring structures are oriented towards the street and utility areas are located at the rear of the buildings out of direct view. Smaller front setbacks could similarly encourage Commercial and Industrial projects to orient their developments towards the street. Reduced setbacks may also help facilitate infill development on existing parcels.

Changing the development pattern also creates challenges that would need to be vetted through the Development Services process. For instance, locating a building at the front property line on an infill lot in Swiss Village area could create a non-uniform development pattern along that block that would result in inconsistent and undesirable traffic pattern.

The tables on the following page reflect the current (~~strikethrough~~) and suggested changes (red):

Table of Commercial Lot Development Standards

District (1)	Minimum Lot Size		Max Lot Cover	Minimum Yard Setback				Min Space Between Buildings	Public Water Sewer Required (5)
	Area sq. ft. (2)	Lot Area Per DU (2)		Front	Rear (3,4)	Interior Side (3,4)	Street Side		
C-1	6,000	2,420'	50%	~~20~~ 0'	15'	10'	~~15~~ 0'	10'	YES
C-2	6,000	2,420'	50%	~~20~~ 0'	15'	10'	~~15~~0'	10'	YES
C-3	6,000	2,420'	50%	~~20~~ 0'	15'	10'	~~15~~ 0'	10'	YES

1. Building height: See § 154-02-003(A)(1)(b).
2. Minimum lot area and area for dwelling unit is required for residential uses only; for non-residential uses, no minimum area is required.
3. Commercial businesses with rear or side loading/service areas shall maintain a minimum rear and/or side setback of 30', when adjacent to residential districts.
4. Rear and side yard setbacks will apply only when the commercial property has a common property boundary with a residentially zoned lot or the adjoining property has residential uses established; otherwise, if adjoining another commercial or industrial property, no rear or side yard setbacks are required.
5. Public sewer facilities shall be utilized. Water facilities, if not public, are required to be approved by the Arizona Department of Environmental Quality.

Table of Industrial Lot Development Standards

District (1)	Minimum Yard Setback				Public Water, Sewer Required
	Front	Rear (2)	Interior Side (2)	Street Side	
M-1	~~20~~ 0'	30'	30'	~~15~~ 0'	YES
M-2	~~20~~ 0'	30'	30'	~~15~~ 0'	YES

1. Building Height: See § 154-02-003(A)(1)(b).
2. Rear and side yard setbacks will apply only when the industrial property has a common property boundary with a residentially zoned lot or the adjoining property has residential uses established. If adjoining another commercial or industrial property, no rear or side yard setbacks are required.

Suggested Motion to Approve:
Staff recommends approval of allowing a zero front yard and/or street-side yard setbacks in Commercial and Industrial zoning districts.

"I move the Planning & Zoning Commission recommend to the Town Council approval of P15-005, an application to modify the front yard and street-side yard setbacks in Commercial and Industrial Zoning Districts to zero."