



# Residential Code Modernization Project

## Work Session 4: Lot Standards Correlation

Planning Commission Work Session

October 9, 2019

Presented by Daniel Pauly AICP, Planning Manager

# Background

- PDR (Planned Development Residential)
  - Year 2000 Code Updates
  - 2005 Open Space Code Revisions
  - ADU Code Revisions in 2010 and 2019
- Village Zone for Villebois 2003
- Residential Neighborhood Zone for Frog Pond in 2017

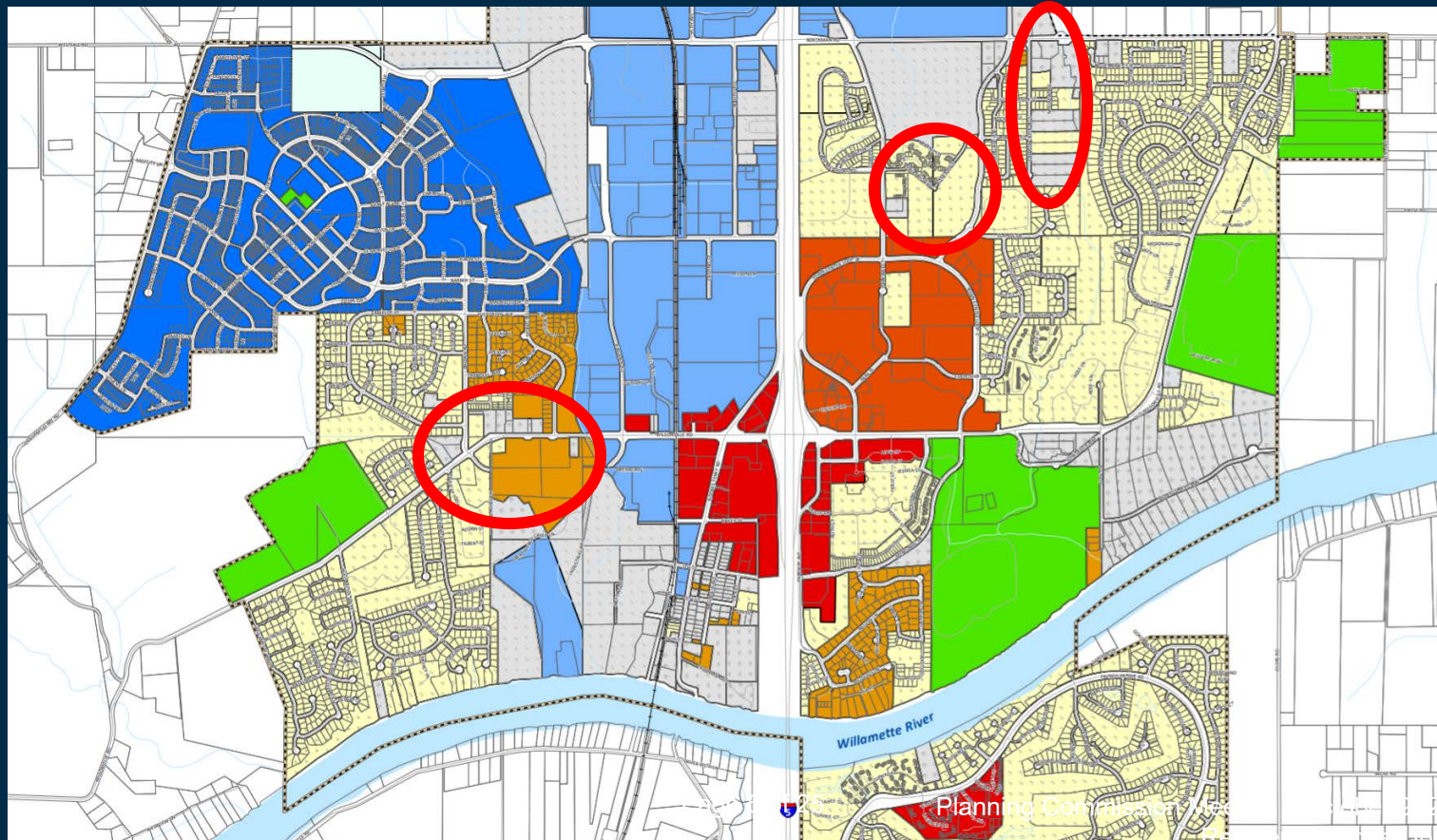
# Background

- Residential Neighborhood (RN) Zone=
  - +Best Components of V Zone
  - +Best Components of PDR Zones
  - +Model Codes and Best Practices
- This project=
  - Problematic PDR Components
  - +RN Code Components
  - +Other Lessons Learned & Best Practices

# Review

- Topic 1: Density Calculations & Lot Size
- Topic 2: Open Space Requirements
- Tonight: Lot Standards Correlation

# Where it Matters Most



# Why Are Change Warranted

- Excellence and Continuous Improvement
- Make Code More Clear and Objective
- Ensure Feasible Implementation of Standards
- Better Tailor to Smaller-Scale Projects

# Continuation of Topic 1 Related to Lot Size

Comp Plan Density Range District	Comprehensive Plan Text	Development Code
0 to 1	PDR-1	PDR-1
2 to 3	PDR-2	PDR-2
4 to 5	PDR-3	PDR-3
6 to 7	PDR-3 or PDR-4	PDR-4
10 to 12	PDR-3 or PDR-4	PDR-5
18 to 20	PDR-6 or PDR-7	PDR-6
20+	NA	PDR-7

# Minimum Lot Size Proposed Changes Necessary to Fix Code Issues

Zoning Designation	Minimum Lot Size (square feet)**  <i>(Current Code Italics)</i>
PDR-1	20,000 <i>(25,000)</i>
PDR-2	7,000 <i>(12,000)</i>
PDR-3	4,500 <i>(5,000)</i>
PDR-4	3,000 <i>(4,000)</i>
PDR-5	2,000 <i>(2,500)</i>
PDR-6	None <i>(none)</i>
PDR-7	None

\*\*Lot sizes based on applying density to conceptual 10 acre site with 25% open space, 20% streets and right-of-way, and consistent lot size. Min lot size reflects maximum density.



# Code Standards

## Proposed Table Approach

### Section 4.124.5. PDR-5:

The following standards shall apply in PDR-5 zones. It should be noted that lot size requirements do not specify the number of units that may be constructed per lot:

- (.01) Average lot area per unit: 3,000 square feet.
- (.02) Minimum lot size: 2,500 square feet.
- (.03) Minimum density at build out: One unit per 4,000 square feet.

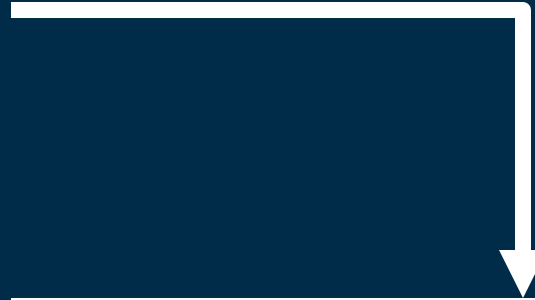
#### (.04) Other Standards:

- A. Minimum lot width at building line: Thirty (30) feet.
- B. Minimum street frontage of lot: Thirty (30) feet.
- C. Minimum Lot Depth: Sixty (60) feet.
- D. Setbacks: per Section 4.113(.03).
- E. Maximum height: Thirty-five (35) feet.
- F. Maximum lot coverage: Seventy-five percent (75%) for all buildings.

#### (.05) Examples of development that is typically permitted (hypothetical 10-acre site):

- A. 108 town-house units on individual lots, or
- B. 145 dwelling units (any combination of multiple-family or single-family units).

x7



Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings <sup>c</sup>	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot <sup>A</sup> (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 sf lot) 40/50 (more than 8000 up to 12000 sf lot) 45/55 (7000-8000 sf lot)	60/30	70	
PDR-3	4,500		50/60	40/40 <sup>B</sup>	60	
PDR-4	3,000		75/75	35/35 <sup>B</sup>	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

A. Lot frontage may be on a public street or approved, platted private drive.

B. Lot frontage may be reduced to 24 feet when the lot fronts a cul-de-sac.

C. A building must be completely detached from the largest building to be considered a separate building for the purpose of lot coverage calculations

# Proposed Table

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings <sup>C D</sup>	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot <sup>A D</sup> (feet)	Minimum Lot Depth (feet) <sup>D</sup>	Maximum Building Height (feet)
PDR-1	20,000	Per Section 4.113 (.03)	20/25	80/80	100	35
PDR-2	7,000		25/30 (more than 12000 and less than 20000 sf lot)	60/30	70	
			40/50 (more than 8000 up to 12000 sf lot)			
			45/55 (7000-8000 sf lot)			
PDR-3	4,500		50/60	40/40 <sup>B</sup>	60	
PDR-4	3,000		75/75	35/35 <sup>B</sup>	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA	75/75	30/30	60		

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- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

# Setbacks

## No Change

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings <sup>C D</sup>	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot <sup>A D</sup> (feet)	Minimum Lot Depth (feet) <sup>D</sup>	Maximum Building Height (feet)
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PDR-3	4,500		50/60	40/40 <sup>B</sup>	60	
PDR-4	3,000		75/75	35/35 <sup>B</sup>	60	
PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
PDR-7	NA		75/75	30/30	60	

# Minimum Lot Width and Depth

## No Change

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings <sup>C D</sup>	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot <sup>A D</sup> (feet)	Minimum Lot Depth <sup>D</sup> (feet)	Maximum Building Height (feet)
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D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-3 has to comply with the 45/55, 60/30, and 70 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standard of PDR-1 Zone.

# Maximum Building Height

No Change

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings <sup>C D</sup>	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot <sup>A D</sup> (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)
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PDR-5	2,000		75/75	30/30	60	
PDR-6	NA		75/75	30/30	60	
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# Maximum Lot Coverage Percentage

No Change

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- D. If a lot or parcel in a given zone has a lot size equal to or greater than the minimum lot size of a lower density PDR zone, the maximum lot coverage, minimum lot width, and minimum lot depth of the lower density zone shall apply to that lot or parcel. For example, a 7,500 square foot lot zoned PDR-1 has to comply with the 20/25, 80/80, and 100 standards of the PDR-2 Zone and a 21,000 square foot lot zoned PDR-2 has to comply with the 20/25, 80/80, and 100 standards of the PDR-1 Zone.

# Maximum Lot Coverage Percentage

## Change Recommended (Clarification)

Zoning Designation	Minimum Lot Size (square feet)	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building/All Buildings <sup>C D</sup>	Minimum Lot Width at Building Line/Minimum Street Frontage of Lot <sup>A D</sup> (feet)	Minimum Lot Depth (feet)	Maximum Building Height (feet)
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# Maximum Lot Coverage Percentage

Zoning Designation	Proposed Minimum Lot Size (sf)	Current Minimum Lot Size for Reference (sf)	Current Based on Zone Residential/All Buildings	Current Based on Proposed Lot Size Residential/All Buildings	RN Zone Residential/Accessory Buildings	Proposed Largest Building/All Buildings
PDR-2	7,000	12,000	25/30	40/40 (More than 8000 sf lot) 45/45(7000-8000 sf lot)	40/50 (More than 8000 sf lot) 45/55 (7000-8000 sf lot)	25/30 (More than 12,000 sf lot) <del>40/50</del> (More than 8,000 to 12,000 sf lot) 45/55 (7000-8000 sf lot)
PDR-3	4,500	5,000	40/40 (8000+) 45/45 (7000-8000) 50/50 Less than 7000	50/50	45/55 (6000+) 60/70 (4500-6000)	50/60



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# Accessory Building Lot Coverage

- Current PDR Zones: Residential Dwelling Units/All Buildings (excludes ADU's)
- Residential Neighborhood Zone: Lot Coverage/Accessory Building Bonus (includes ADU's)
- Recommended for PDR Zones: Largest Building/All Buildings

# Lots Large for Zone

## Change Recommended (Clarification)

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Zoning Designation	Minimum Lot Size	Setbacks	Maximum Lot Coverage (percent of lot area) Largest Building / All Buildings	Minimum Lot Width at Building	Minimum Lot Depth	Maximum Building Height (feet)
PDR-1						
PDR-2						
PDR-3						35
PDR-4						
PDR-5						
PDR-6						
PDR-7	NA		75/75	30/30	60	

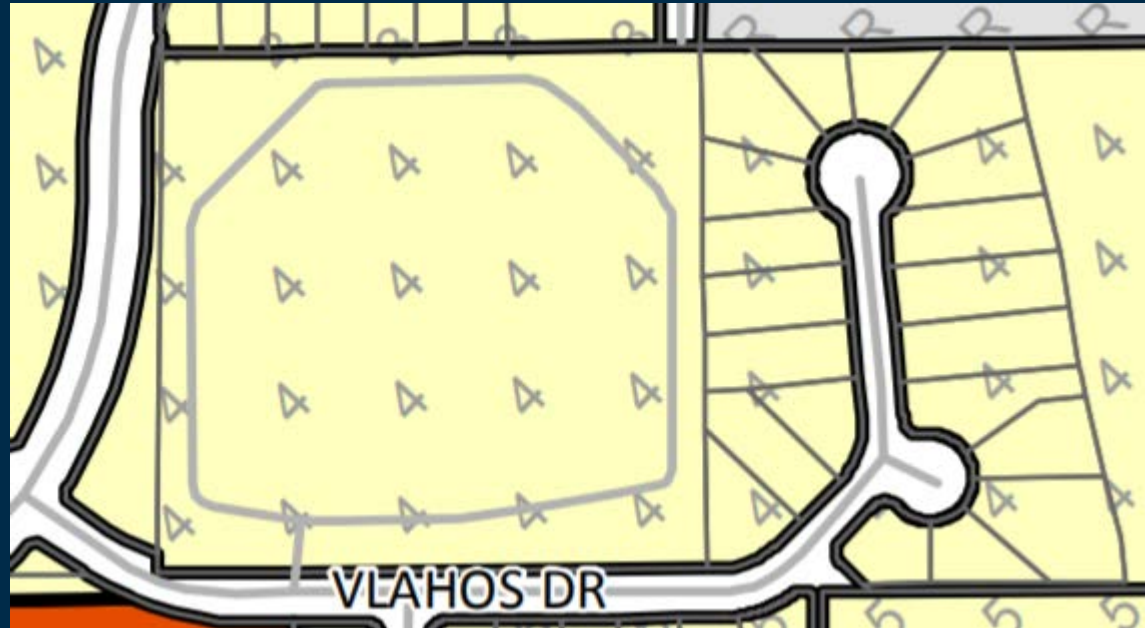
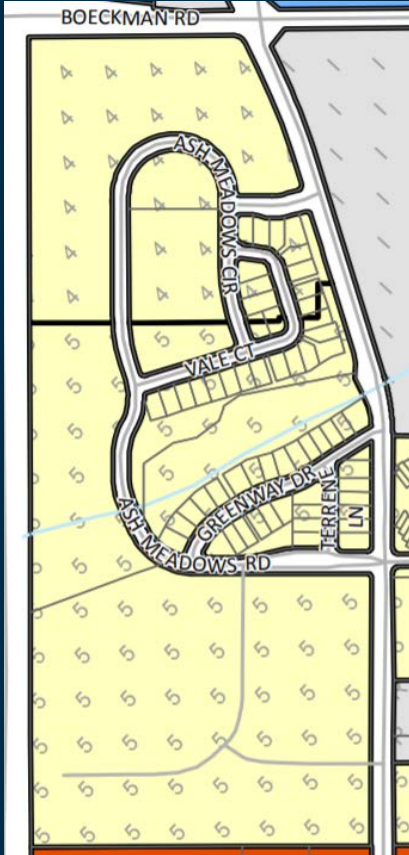


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# Lot Size and Averaging Density

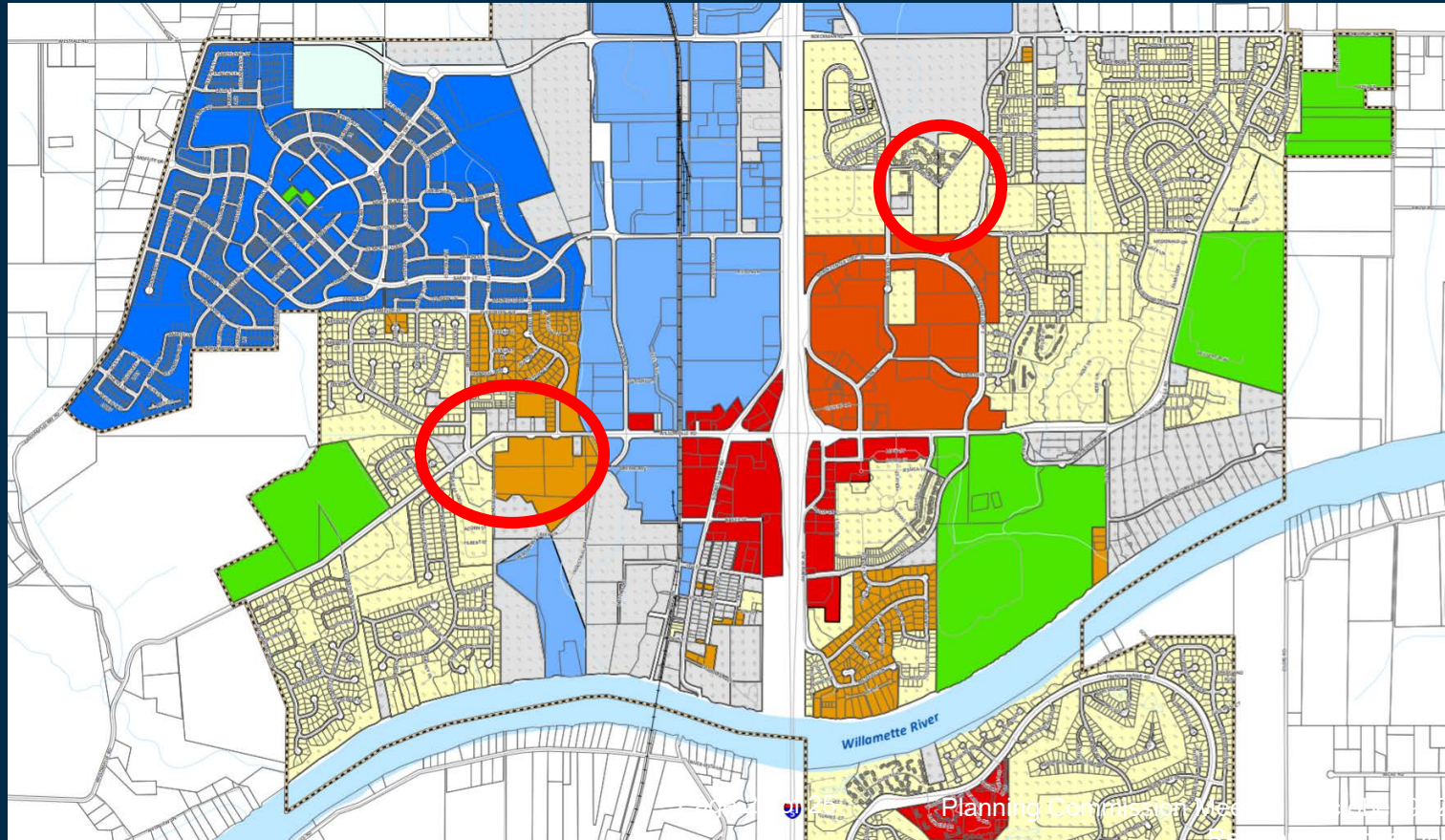
- Wilsonville Meadows (PDR-4) and Courtside Estates (PDR-5) have a higher zoned density than Renaissance at Canyon Creek (PDR-3) and Morey's Landing (PDR-3) but similarly sized or larger lots
- Density averaged with adjacent multi-family during master planning
- Proposed note requires lots to follow standards of zone where larger lot size would typically land without density average ensuring consistency between similar neighborhoods regardless of zoned density

# Density Averaging Examples





# Potential Future Examples





# What's Next

- Outreach
- Final work session: review feedback, project, and final recommendations
- First Quarter 2020: Public Hearing and Adoption