Residential Density and Standards

Joint Workshop

City Council & Planning Commission

June 15, 2017

Existing Residential Code

O Last major update - 2010

O Density

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Gross Density (units per acre)	6 units	18 units	25 units	25 units	8 to 12 units

Note: For the R-3 and R-4 districts the maximum density is **35 units** per acre for congregate care, assisted living and other similar care facilities.

Other standards that may limit density:

O Building height limit

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Maximum building height – residential (feet)	35	35	45 (4 stories)	60 (6 stories)	35

O Minimum impervious area

Standard	Zoning District				
	R-1	R-2	R-3	R-4	TNR
Minimum impervious area of lot	65%	65%	75%	75%	65%

Required Number of Parking Spaces

O 2 spaces per unit for single-family dwellings, two-family dwellings and condominiums

O 1½ spaces per unit for three or more dwelling units

O 1 space per 2 units plus 1 space for each daytime employee for congregate care

O 1 space per unit for independent living

Multifamily Development Standards

(Applies to development of more than four units)

O Parking lots to side or rear of building, 5 foot perimeter landscaping for lots greater than 20 spaces

O For nearest units to street entrances must face street

O Pedestrian access from street to building entrances is required

Multifamily Development Standards

O Building façade modulation to avoid large uninterrupted building surfaces (blank walls)

O Architectural variations and colors to differentiate buildings within development

O Complexes with more than 25 units shall include open space and recreational components

> O 15% of gross area

> O Landscaping, play areas, common open space can be used

Multifamily Development Standards

O Building elevations facing a public street shall have prominent primary entrances and combination of window, porches and/or balconies

   O 40% of front facing elevations

   O 25% of side and rear building elevations

O Crime prevention through environmental design (CPTED) shall be used to the extent practicable

Multifamily Development Standards

O Lighting shall be directed downward and confined to property boundaries

O Community Development Director has the right to approve alternative design.

Commercial Zoning

O Residential dwellings above 1st floor is allowed in all commercial districts except Regional Commercial District

O Assisted living allowed in Downtown Commerce, General Commercial and Office/Commercial district

> O Needs special property use permit

O There are no specific density limitations

Commercial Districts

Other limitations:

O Height restrictions

Standards	Zoning District					
	D-C	CBD	RC	NC	GC	O/C
Maximum building height (feet)	60	60	48, with no building over 3 stories	35	48, with no building over 3 stories	112

O Same number of parking spaces required as residential districts (except Downtown where none is required)

O No development standards

Comprehensive Plan

O 1966 Comprehensive Plan – no density figure given – discusses suitability of "apartment living" near the "Central Business District" with "...sites large enough to provide total offstreet parking and a reasonable amount of open space..." (Page 5)

O 1974 Comprehensive Plan – include the following "guidelines:" (Page 17)

O Low Density Residential 1-7 per gross acre

O High Density Residential 1 – 25 gross acre or more

Comprehensive Plan

O 1983 Comprehensive Plan

O Recommended Density: (Page 51)

    O Low Density "...up to six dwelling units per gross acre."

    O Medium Density "...up to 13 dwelling units per gross acre."

    O High Density "...up to 25 dwelling units per gross acre."

Comprehensive Plan

O 1993 Comprehensive Plan (Page 58)

   O Same as 1983 Plan

O 2006 Comprehensive Plan (Pages 2-16 to 2-18)

O Per gross acre:

   O Low Density Residential - up to 6 units

   O Traditional Neighborhood Residential – up to 12 units

   O Medium Density Residential – up to 18 units

   O High Density Residential – up to 25 units

Comprehensive Plan

O 2006 Comprehensive Plan

O Policy LU-A.1.2 Provide a variety of residential zoning districts at different densities to meet the needs of different households in the community.

O Policy LU-C.2.11 Enhance the visual character of buildings by means of architectural design and landscape elements to create a human scale.

Comprehensive Plan

O Goal LU-B To ensure that the location and design of new development is appropriate in type, density, and location considering existing land use patterns, capacity of public facilities, natural characteristics of the land, and the vision of the community.

O Policy LU-B.2.1 Updates to the land use, zoning and subdivision regulations should encourage and facilitate the following:

  O preservation of historic and natural features;

  O connectivity including pedestrians, and motorized and non motorized transportation;

  O creation of useable open space, community space and community facilities; and

  O high-quality design and development.

Comprehensive Plan
(continued)

O Policy LU-C.2.14 Allow for flexibility in building and site design to accommodate urban density of development consistent with the underlying zoning district when well-designed and functional open space is incorporated into the project's design.

O Policy LU-D.4.3 Ensure that multi-family residential developments are designed to provide both common open space and private open space for each dwelling unit.

Under Construction or Proposed Development

O West Longview

O Under construction

    O 5 fourplexes (20 units total)

O Actively in discussion with City staff

    O 17 duplexes (34 units total)

    O 44 unit mixed use project with commercial on 1st floor

    O 324 unit apartment complex to be developed in phases (needs rezone)

Comprehensive Plan

O Goal HO-C Promote the expansion of affordability in housing choices.

O Policy HO-C.2.2 Examine methods to stimulate the production of affordable housing through development fees and permitting processes.

O Policy HO-C.3.2 Promote local inclusionary zoning requirements for affordable housing or voluntary programs with density bonuses and other incentives for developers.

O Policy HO-C.4.1 Encourage alternative housing and ownership models that will address needs for affordable housing options, such as accessory units, cottage housing, and cohousing.

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Questions
&
Discussion