



Rewriting Our Rules

A LUMO UPDATE

Town Council
June 17, 2024

AGENDA

- Neighborhood Conservation Districts**
- Missing Middle Housing**
- Building and Street Frontage Standards**
- Evaluating the New LUMO**
- Discussion Summary**

NEIGHBORHOOD CONSERVATION DISTRICTS

Staff Recommendation

Remove the process for creating **new** Neighborhood Conservation Districts.

**Protective
overlay districts
are only
appropriate in
limited
instances.**

*"...should be clearly limited to **disadvantaged and vulnerable neighborhoods** and should not be used to create islands of housing in neighborhoods of wealth and privilege."*

LUMO's NCD provisions are not consistent with the equity-centered goals identified by the APA.

Some goals of the current NCD process include:

- To protect and strengthen desirable and unique physical features, design characteristics, and recognized identity, charm and flavor.
- To provide residents and property owners with a planning bargaining tool for future development.
- To protect and enhance the livability of the town.

**Council will not
lose the ability
to protect
vulnerable
neighborhoods.**

Protective overlay districts can be formed with – or without – an official NCD process in LUMO.

MISSING MIDDLE HOUSING

Staff Recommendation

Allow triplexes, fourplexes, and cottage courts along **arterial and collector streets** and near **greenway entrances**



**Missing middle
housing
supports a
Complete
Community.**

The FLUM and Complete Community Strategy call for missing middle housing in areas with adequate infrastructure.

**Missing middle
housing
supports a
Complete
Community.**

More density is appropriate along **higher-capacity roads** and near **greenways.**





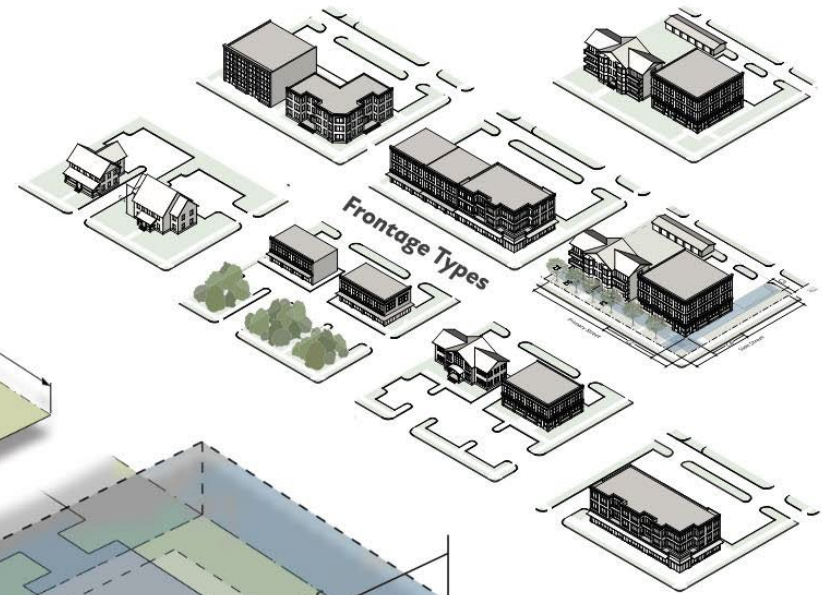
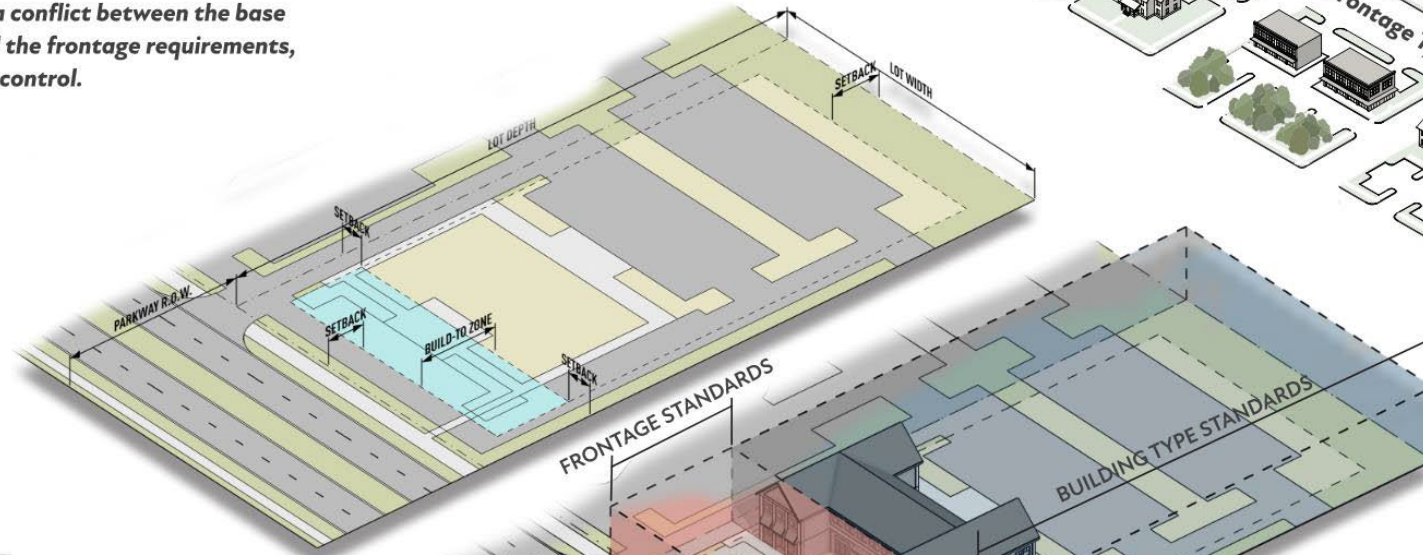
Local Street

Arterial or Collector Street

BUILDINGS & STREET FRONTAGES

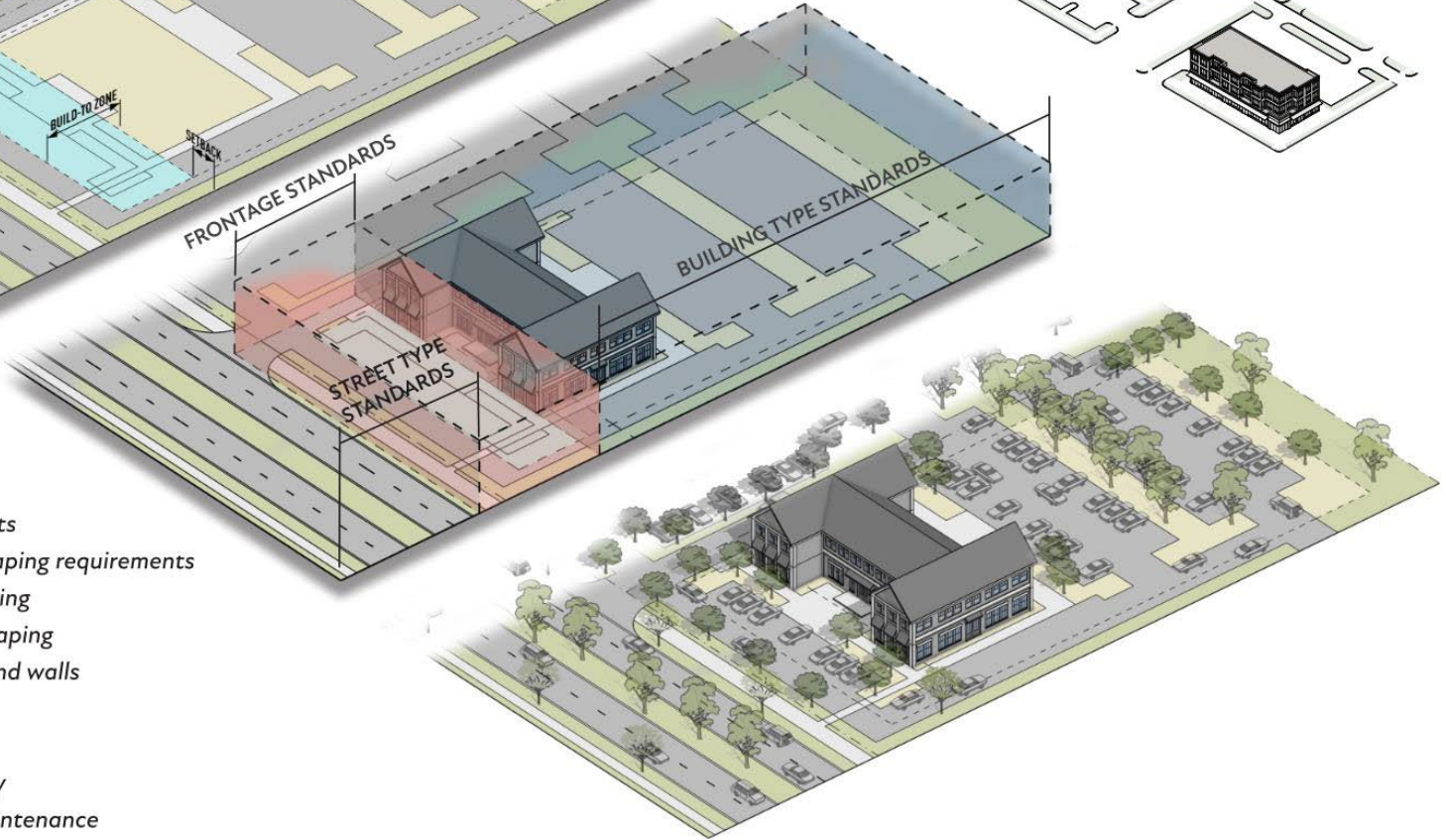
FRONTAGES

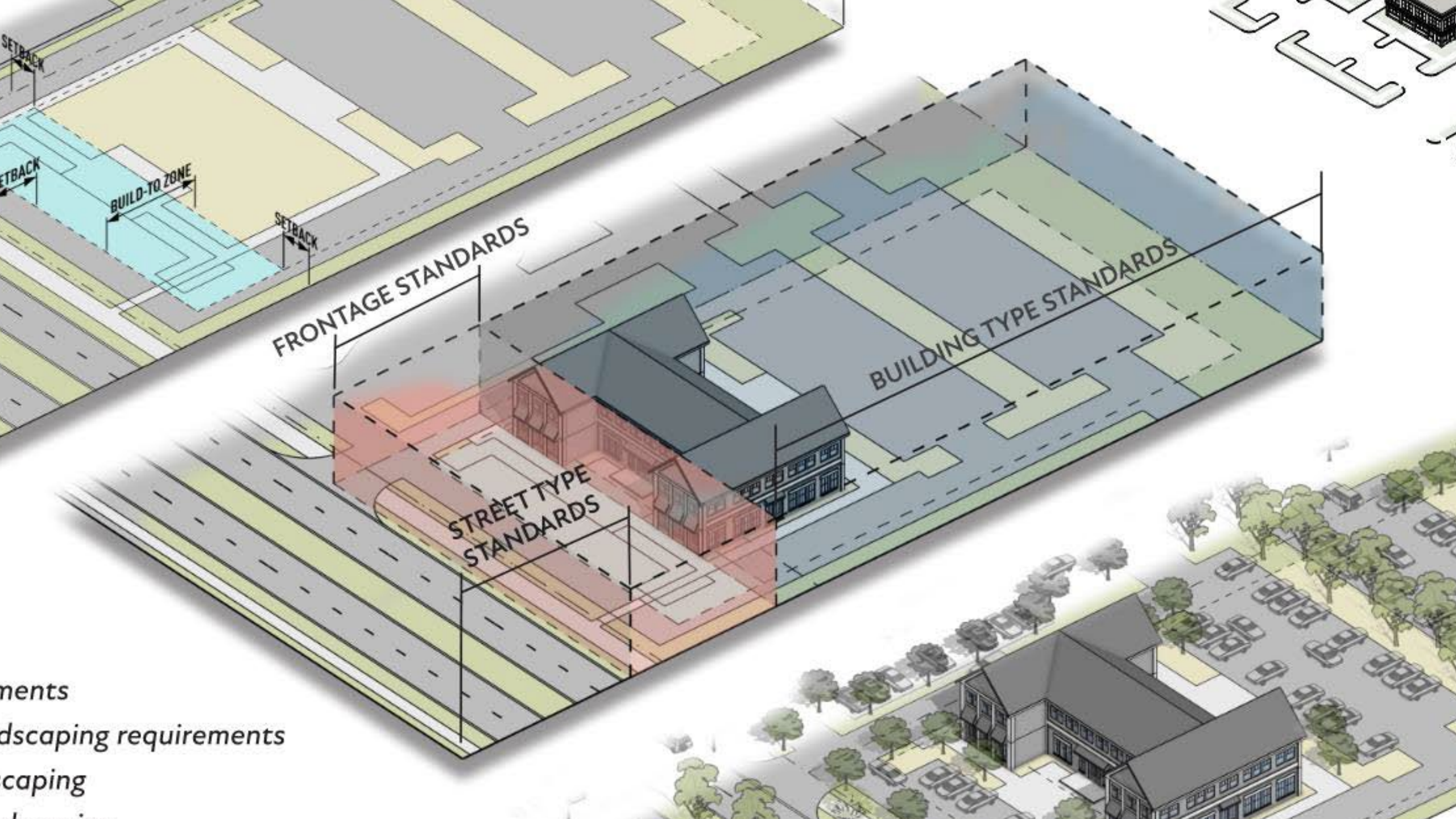
Frontages link a desired development pattern with specific form requirements that mandate the type of development desired along the street edge. Frontages place different requirements from the base dimensional standards. Where there is a conflict between the base dimensional standards and the frontage requirements, the frontage requirements control.



FRONTAGES CAN REGULATE:

- Setbacks (front, side, side street, rear)
- Build-to zone (primary street, secondary street)
- Off-street parking location and access
- Pedestrian entrance orientation and access
- Façade design elements – front wall length, articulation/offset (?), first floor/upper floor transparency)
- Height – stories, feet
- Landscaping and Buffers
- Existing vegetation
- General requirements
- Use-specific landscaping requirements
- Vacant lot landscaping
- Parking area landscaping
- Screening, fences, and walls
- Buffers
- Tree preservation
- Open space amenity
- Installation and maintenance
- Permitted encroachments





ments
landscaping requirements
landscaping
landscaping

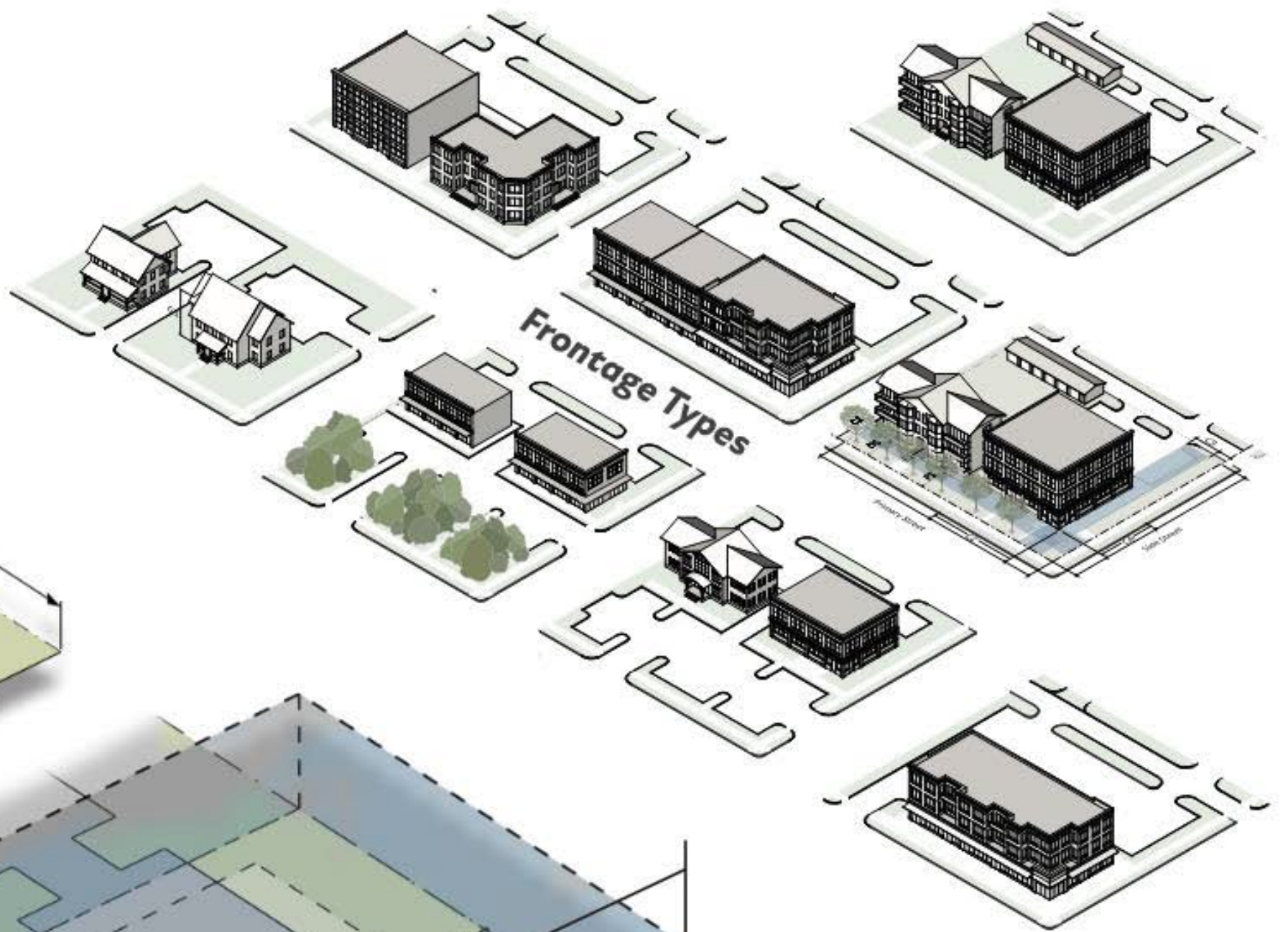
STANDARDS

ARDS

SETBACK

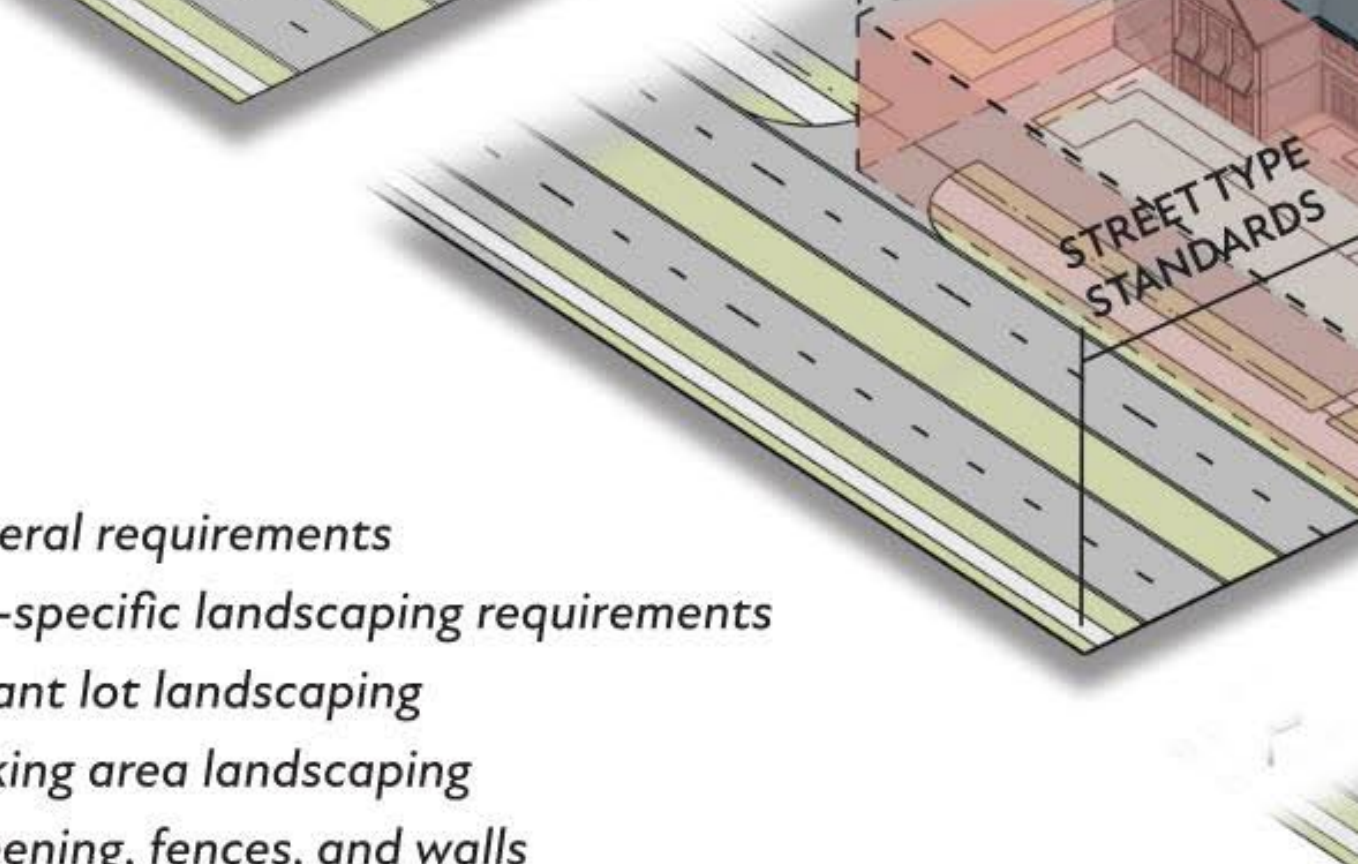
LOT WIDTH

Frontage Types



FRONTAGES CAN REGULATE:

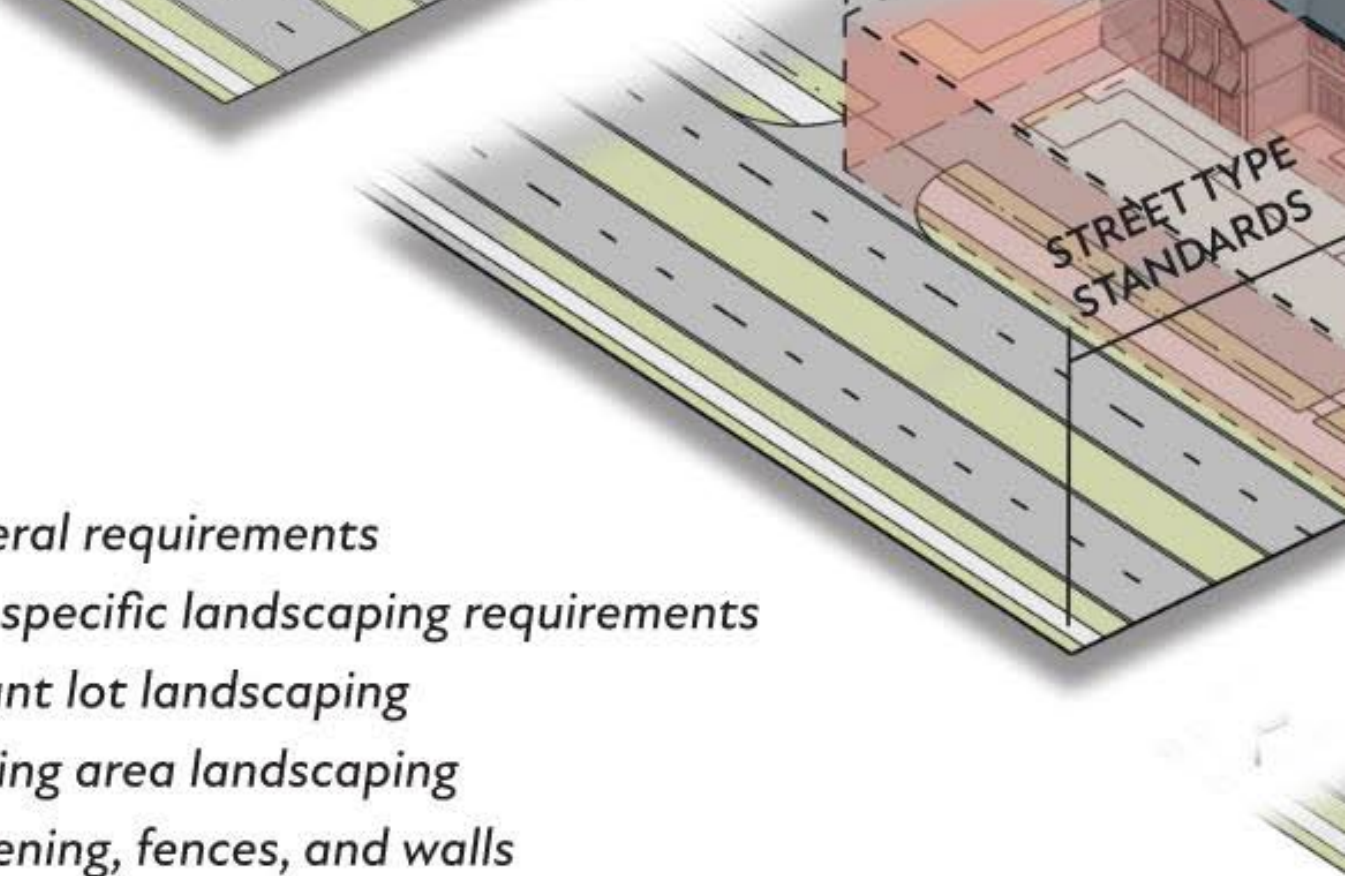
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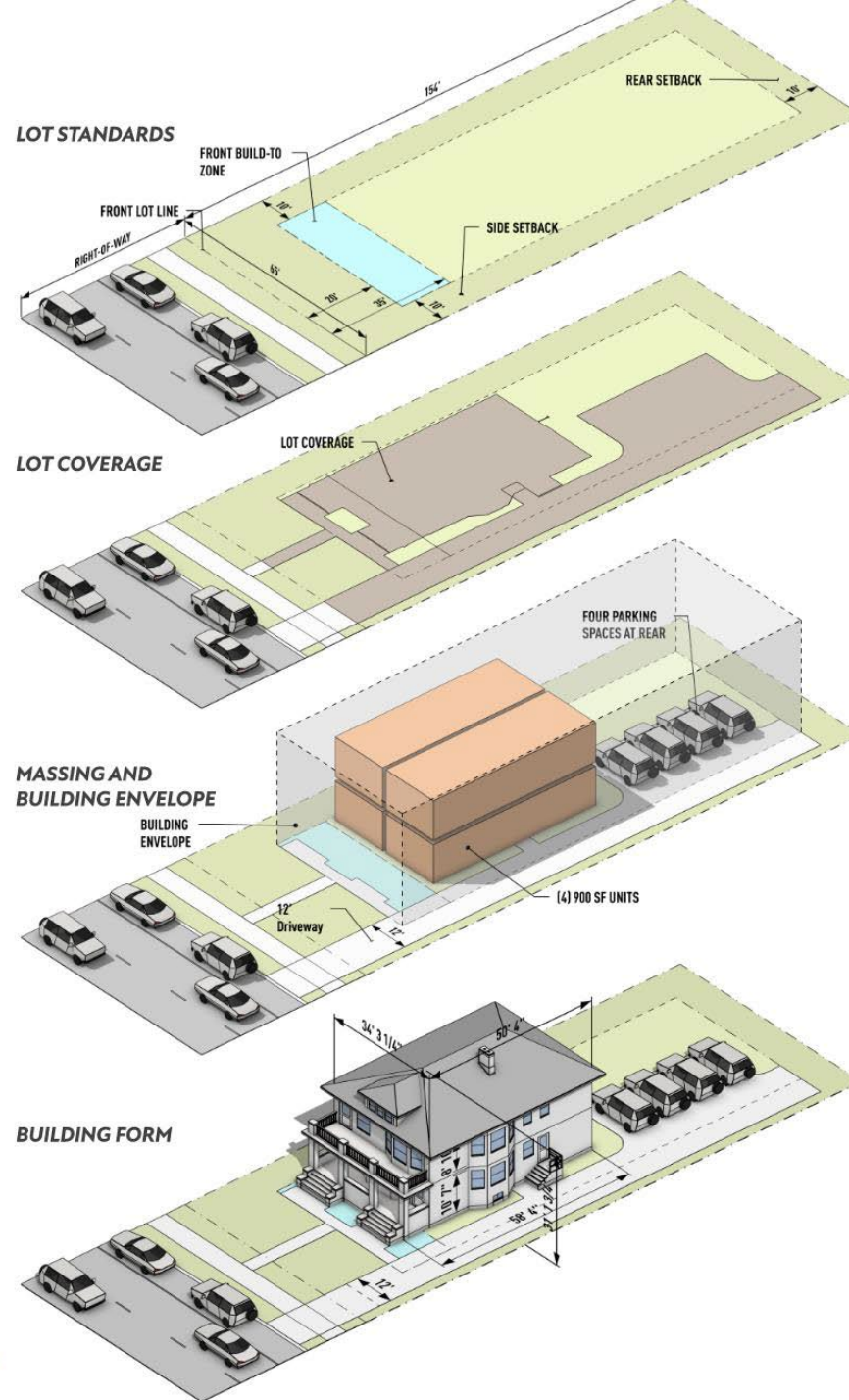


QUADPLEX



PROPOSED BUILDING TYPES

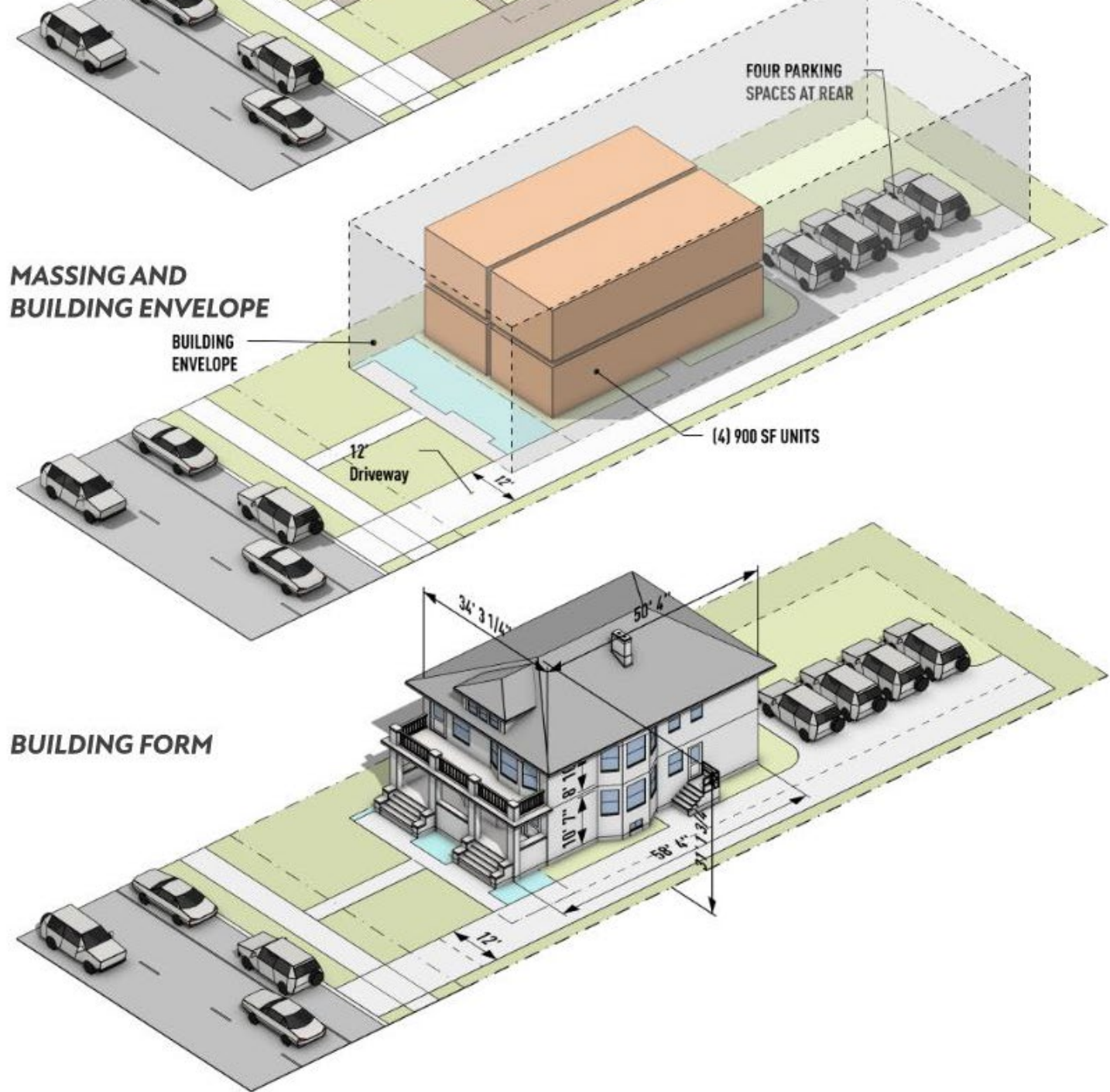
- Single-Dwelling
- Accessory Dwelling Unit (ADU)
- Cottage
- Duplex
- Triplex
- Quadplex
- Townhome
- Neighborhood Multi-Dwelling
- Neighborhood Streetfront
- Multi-Dwelling
- Courtyard
- Town Center Streetfront
- Flex (1-3 stories)
- Auto-Oriented
- Flex Attached
- Mid-Rise (4-6 stories)
- Mid-Rise (7+ stories)
- Parking Structure



Permitted Districts	SUB-RES
(1) Lot Standards & Building Placement	
Lot Size (min.)	10,000 SF
Lot Width (min.)	65'
Lot Depth (min.)	NA
Front Setback (min.)	20'
Front Setback (max.)	35'
% of Front Facade in BTZ (min.)	NA
Corner Lot - Side Setback (min.)	NA
Corner Lot - Side Setback (max.)	NA
Percentage of Street-Facing Facade in BTZ (min.)	NA
Interior Side Setback (min.)	10'
Rear Setback (min.)	10'
Alley Setback	10'
Max. Lot Coverage	50%
(2) Building Form & Size	
Gross Floor Area - Principal Building	6,000 SF
Additional Dwelling Unit Size (max.)	NP
Accessory Dwelling Unit (ADU) Size (min. - max.)	NP
Max. Building Width (Principal)	50'
Max. Building Depth (Principal)	65'
Max. Building Width (ADU)	NA
Max. Building Depth (ADU)	NA
Unit Size (min.)	NA
Unit Size (max.)	NA
Floor Area Ratio (FAR)	NA
(3) Building Height(s)	
Max. Overall Height (lesser of the two)	2 stories / 30'
Height-to-Width Ratio (max.)	1:2.5
Ground Floor Elevation - Principal Building (min.)	12"
Min. Ground Floor Height (floor-to-ceiling)	9'
Min. Upper Floor(s) Height (floor-to-ceiling)	8'
ADU Max. Overall Height (lesser of the two)	2 stories / 28'
(4) Site Standards	
Lot Coverage (max.)	50%
Front Yard ImperVIOUS Surfaces (max.)	30%
Vehicular Access	Alley, Side Street, Frontage
Driveway Width (min.)	12'
Parking Location	Rear Yard, Behind Front Facade
(5) Street Facade Requirements (not shown)	
(6) Roof Type Requirements (not shown)	
(7) Configurations (not shown)	
(8) Permitted Development Types (not shown)	
(9) Frontages (not shown)	
(10) Permitted Conversions (not shown)	

QUADPLEX





IN PROGRESS //

EVALUATING THE NEW LUMO

Evaluation will support continuous improvement



- Staff will track development outcomes
- Need to be mindful of development cycles
- Emphasize responsive over reactive improvements

DISCUSSION SUMMARY

**Council is
open to major
reforms in the
new LUMO**

- Increasing by-right development
- Facilitating subdivisions and in-fill development
- Strengthening environmental standards for new development

**Some topics
will need
further
discussion in
the fall**

- Building and street frontage standards
- Options for supporting affordable housing development
- Strategies for preserving naturally occurring affordable housing



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Q & A