



Land Use Management Ordinance Text Amendment Housing Regulations & Housing Choices for a Complete Community

June 21, 2023

Recommendation

- Close the legislative hearing
- Adopt the Resolution of Consistency (R-11)
- Enact Ordinance-6 (O-6), approving the text amendments



Timeline



Fall 2022

- Staff presents to Planning Commission, Housing Advisory Board, and Council Committee for Economic Sustainability (CCES)



Winter 2022-2023

- Staff presents to Housing Advisory Board and Planning Commission
- Council opens the legislative hearing (1.25) and closes the legislative hearing (2.22)
- Staff hosts Community Open Houses and neighborhood meetings



Early Spring 2023

- Staff hosts Community Open Houses and neighborhood meetings
- Council work session (4.10)



Late Spring/Summer 2023

- Staff presents to Historic District Commission (5.9) and Planning Commission (5.16)
- Town Council Public Hearing (5.24)
- Possible Town Council Action (6.21)

Purpose of the Text Amendments



Clean up the Land Use Management Ordinance (LUMO)

Diversify Housing Types

Increase Housing Production

Encourage Compatible Infill

Promote Gentle Density

Updates Since the 5/24 Legislative Hearing

1. Economic Analysis

- Specific guidance, additional time, and funding is required to understand impacts of student rental demands

2. Increased tree canopy coverage for duplexes to 40% where there currently is no requirement.

3. Pattern Books

- Can be used to incentivize good design, but not likely to expedite the building permit process (currently a 5-day turnaround)
- Acceptance to NLC Capstone Project program and will be exploring pattern books with AIA architects

Updates Since the 5/24 Legislative Hearing

4. Historic Districts & Demolitions

- Cannot prohibit demolitions

5. Monitoring the Results

- Coordinate with Town Manager and other departments to develop a measuring tool and monitor impacts
- Periodic reporting to council

Housing Types

Lowest Density Zones

Highest Density Zones

Allowed in all residential districts



Single Family + Accessory Apartment

Proposed in all residential districts



2-Family, Attached/Detached

Proposed in all residential districts starting in R-1



Single Family + Cottage

Proposed wherever multifamily is allowed (R-4 and higher)

R-1 Zoning District

R-4 Zoning District



3- & 4-Family, Attached/Detached

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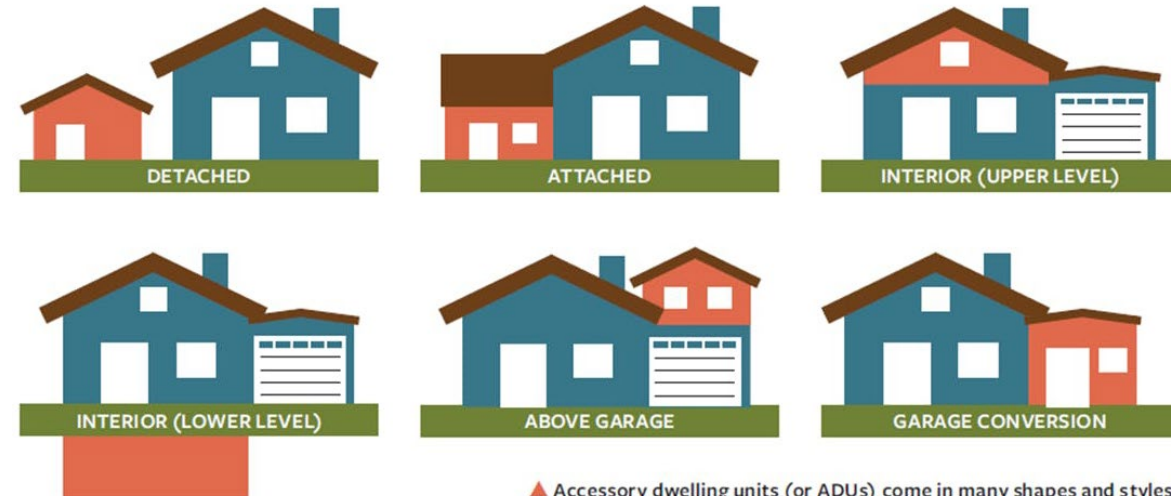


Part 2: Housing Types

Single Family + Accessory Apartment

Accessory Apartment Dimensions

Unit Size:	<ul style="list-style-type: none"> No more than 75% of the primary dwelling No more than 1,000 SF Planning Director may grant an exception allowing up to 1/3 of the floor area of the primary dwelling
Maximum Height	29 ft. or height of the primary structure (whichever is less)
Density	1 accessory apartment per house
Parking	1 space/bedroom
Occupancy	No more than 4 unrelated per lot
Key changes:	<ul style="list-style-type: none"> Increased size Height restriction



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

	R-LD5	RT	R-LD1	R-1A	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	HR-L	HR-M	HR-X
Single-Family with Accessory Apartment	P	P	P	P	P	P	P	P	P	P	P	A	A	A

Part 2: Housing Types

Two-Family, Attached or Detached

Lot Dimensions

Minimum Lot Size Minimum Zoning Lot Size

Building Dimensions

Maximum Floor Area Ratio 0.40

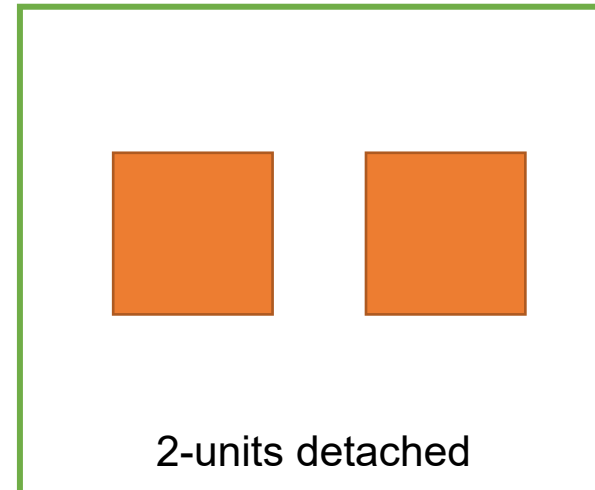
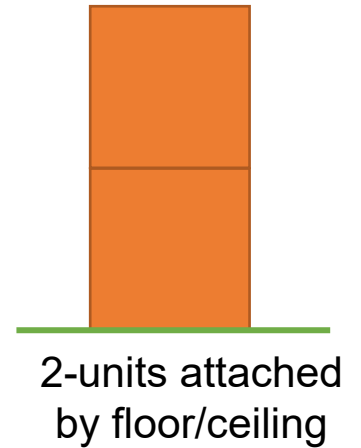
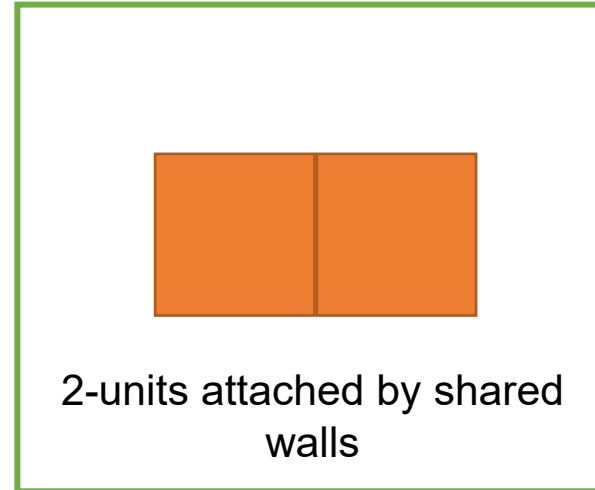
Maximum Floor Area 3,000 SF

Parking No more than 4 vehicles

Occupancy No more than 4 unrelated/unit

Key changes:

- Existing use (Duplex)
- Allowed in R-1 and higher density zoning districts
- Create opportunities for attached and detached units



	R-LD5	RT	R-LD1	R-1A	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	HR-L	HR-M	HR-X
Two-Family, Attached or Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Part 2: Housing Types

Single Family + Cottage

Lot Dimensions

Minimum Lot Size Minimum Zoning Lot Size + 2,700 SF

Building Dimensions

Maximum Footprint • 1,000 SF

Maximum Floor Area • 1,200 SF

Maximum Height 29 ft. or height of the primary structure (whichever is less)

Density 1 cottage per lot

Parking Maximum 1 space/bedroom

Occupancy No more than 4 unrelated

Key changes:

- New Use
- Allowed in R-1 and higher density zoning districts



	R-LD5	RT	R-LD1	R-1A	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	HR-L	HR-M	HR-X
Single-Family with Cottage	-	-	-	-	P	P	P	P	P	P	P	A	A	A

Part 2: Housing Types

Three-Family, Attached or Detached

Lot Dimensions

Minimum Lot Size Minimum Zoning Lot Size x 2

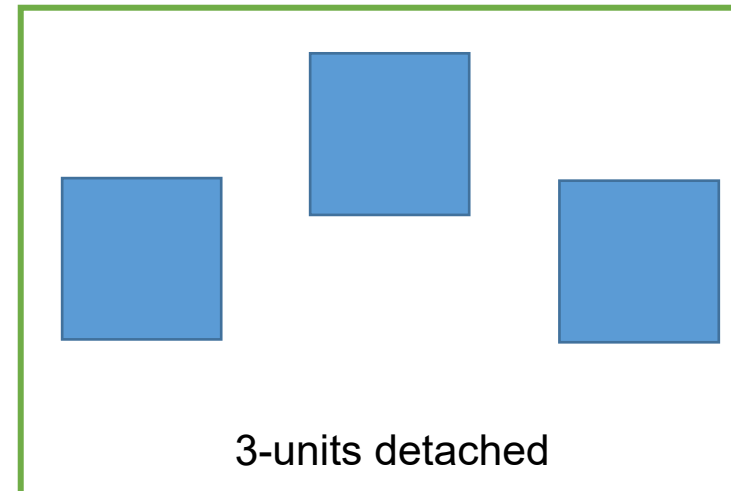
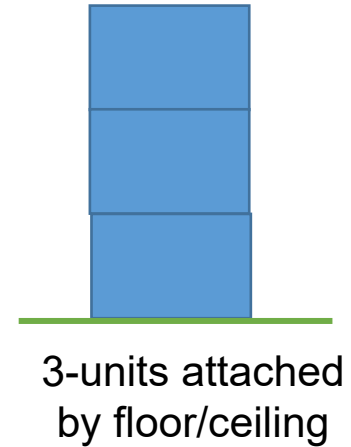
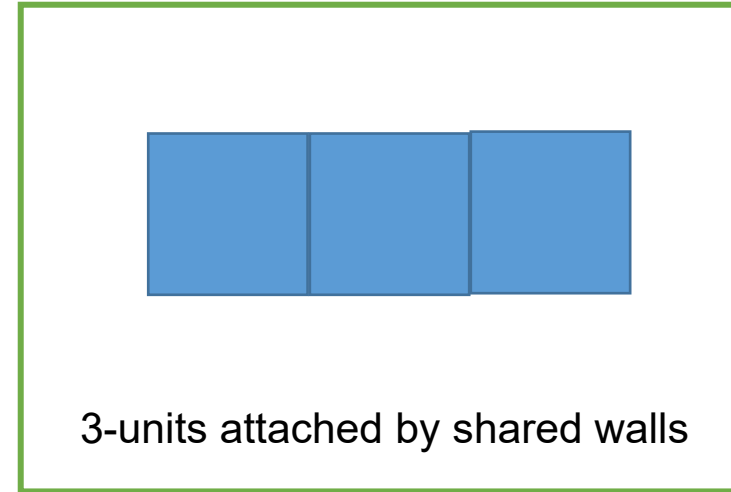
Building Dimensions

Maximum Floor Area Ratio Follows underlying zoning

Parking Follows multi-family parking requirements

Occupancy No more than 4 unrelated/unit

- Key changes:
- Currently fall under Multifamily, 3-7 units
 - Calling out Three-family as its own use
 - Creating opportunities for attached or detached units
 - No change to the zoning districts that allow this type of development
 - Administrative approval



	R-LD5	RT	R-LD1	R-1A	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	HR-L	HR-M	HR-X
Three-Family, Attached or Detached	-	-	-	-	-	-	-	-	P	P	P	P	P	P

Part 2: Housing Types

Four-Family, Attached or Detached

Lot Dimensions

Minimum Lot Size Minimum Zoning Lot Size x 2

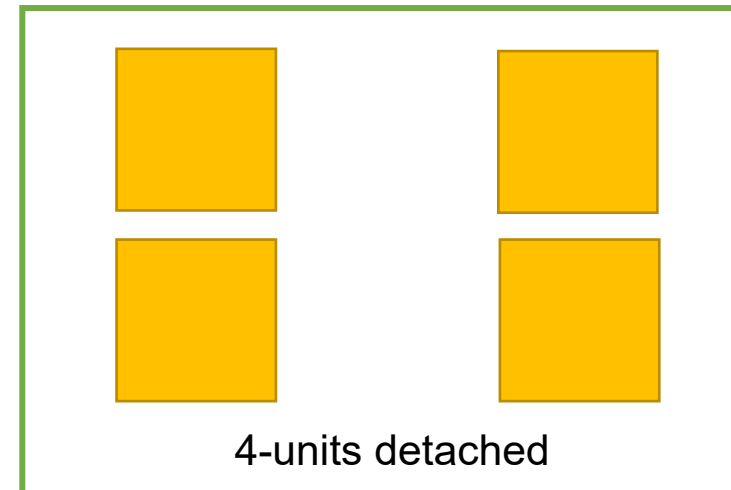
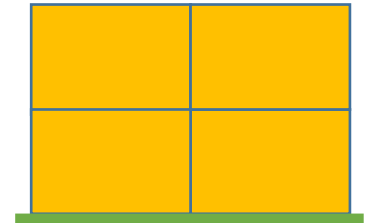
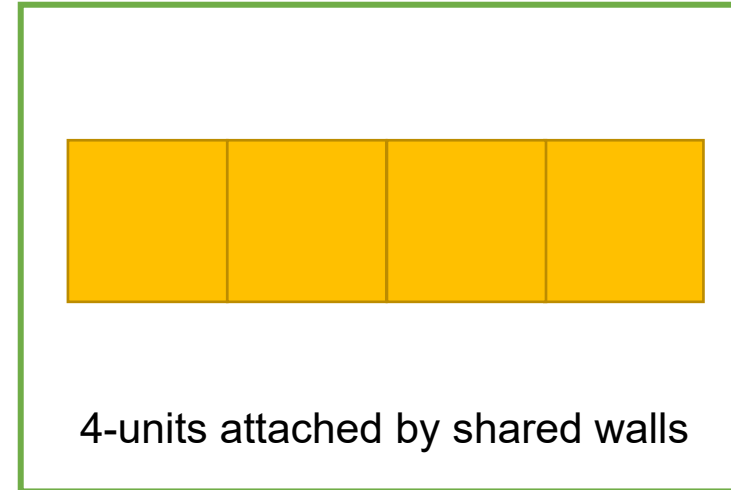
Building Dimensions

Maximum Floor Area Ratio Follows underlying zoning

Parking Follows multi-family parking requirements

Occupancy No more than 4 unrelated/unit

- Key changes:
- Currently fall under Multifamily, 3-7 units
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	R-LD5	RT	R-LD1	R-1A	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	HR-L	HR-M	HR-X
Four-Family, Attached or Detached	-	-	-	-	-	-	-	-	P	P	P	-	-	-