



Public Hearings

Planning Commission

April 24, 2025



Hearings

- L25-0032, Title 18 Amendments
- L25-0030, Community Residential Rezone
- L25-0031, Title 17 Amendments
- L25-0033, Title 9 Amendments



Legislation Directing Updates

- HB 1110, Middle Housing
- HB 1337, Accessory Dwelling Units
- HB 1293, Objective Design Standards
- SB 5058, Definition of Multifamily
- SB 5258, Condos, Proportionate Impact Fees and Unit Lot Subdivisions
- SB 6015, Parking Considerations



L25-0032, Title 18 Amendments

- Title 18
 - Housing allowances
 - Development standards
 - Parking
 - Design Review
 - Consistency
 - Nonconformance



L25-0032, Title 18 Amendments

Middle Housing Types		<i>LDR (existing)</i>	<i>MDR (existing)</i>	Community Residential (replacing LDR & MDR)
	Detached house	P	P	P
	Cottage (small-lot)			P
	Stacked Flats			P
	Duplex		P	P
	Triplex		P	P
	Fourplex		P	P
	Fiveplex			P
	Sixplex			
	Townhouses		(up to four)	P
	C ourtyard Apts.		(up to four)	P



L25-0032, Title 18 Amendments

- Basic Development Standards

	Outside of 1/4 Mile of Major Transit Stop	Within 1/4 Mile of Major Transit Stop, or if at least 1 unit affordable at 60% AMI (Rental), or 80% (Ownership) for a period no less than 50 years
Lot area, minimum	5,000 sq. ft.	
Average lot width, minimum	40 feet	
Density	(3) units per parcel, plus 1 unit per 1,500 SF of parcel area over 5,000 SF, whichever is greater, up to 5 units	(4) units per parcel, plus 1 unit per 1,500 SF of parcel area over 5,000 SF, whichever is greater, up to 5 units
	2 Units per lot can be designated as accessory residences, provided they meet ADU requirements (ADUs count toward maximum density)	2 Units per lot can be designated as accessory residences, provided they meet ADU requirements (ADUs count toward maximum density)
Building Footprint, maximum	50%	
Development Area Coverage, maximum	75%	
Setbacks		
Front	15 feet	
Front Porch	7 feet (if porch of at least 40 square feet, with no dimension less than 5 feet)	
Second Front	10 feet	
Side	5 feet	
Rear	5 feet	
Rear (Alley DADU)	0 feet	
Building Height	35 feet	

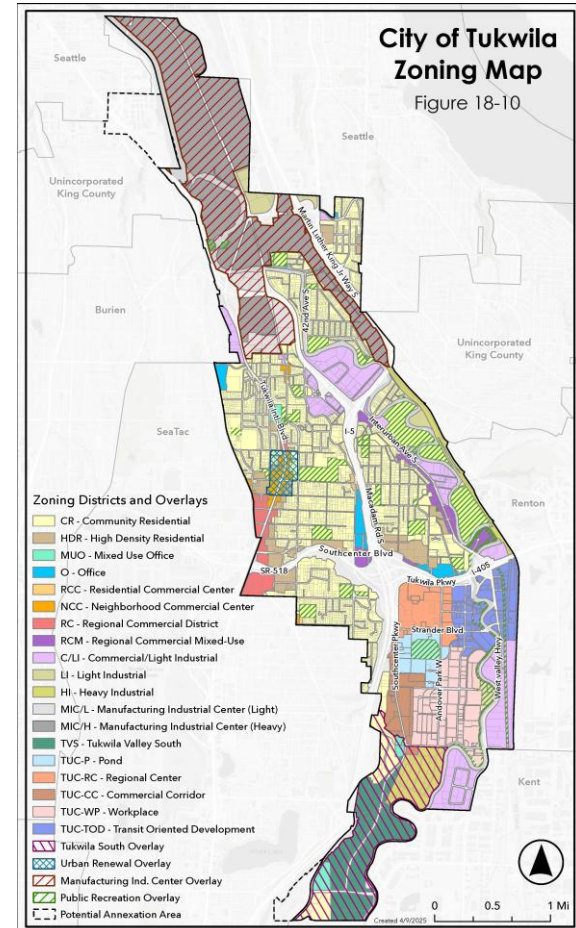
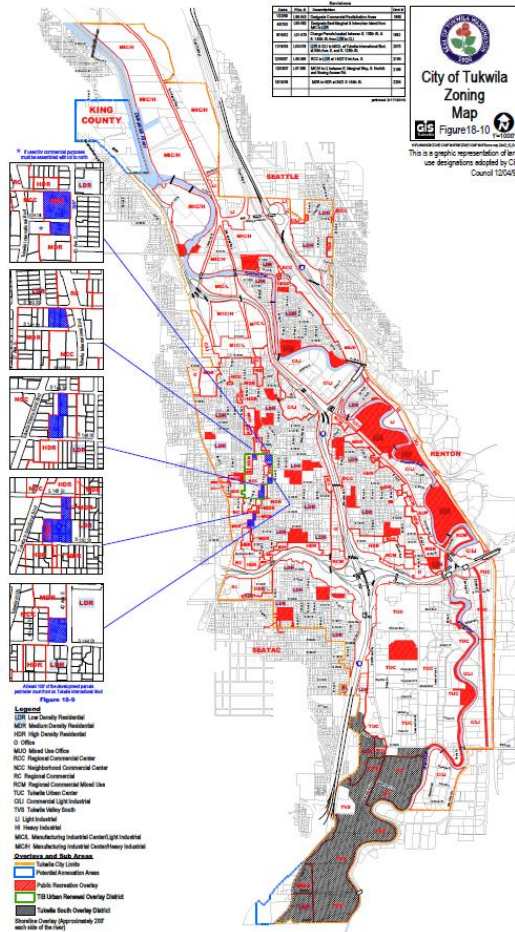


L25-0030, Community Residential Rezone

- The Community Residential Rezone amendment includes a consolidation of the Low Density Residential (LDR) and Medium Density Residential (MDR) zones to Community Residential (CR)



L25-0030, Community Residential Rezone





L25-0031, Title 17 Amendments

Land Division Regulations

- **Streets**

- Two new street types:
 - Neighborhood Yield Streets
 - Streets with parking, landscaping areas, and sidewalks
 - Living Streets
 - Shared streets with low vehicle volumes

- **Frontage Improvements**

- Require improvements (sidewalks, curbs) for more projects
 - Lowering applicability threshold for land division
 - Setting new applicability threshold for new development at projects exceeding a valuation of \$700,000.

- **Miscellaneous**

- Minor edits throughout for consistency with new zoning districts and terminology in Title 18.



L25-0033, Title 9 Amendments

- Title 9, Vehicles and Traffic largely oversees regulations regarding traffic and vehicle parking
- Though not administered by DCD staff, there is a singular section which includes references to the LDR and MDR zoning districts
- Full text of the proposed amendments can be in the packet