

Zoning Amendment Options

Version 6.25.24

Option 1A:

Reduce by right density and update open space standards in NR and RL Districts, and keep SUP density allowances.

	Existing Standards	Revised Standards
Density	NR: 10 units/acre (16 w/SUP) RL: 6 units/acre (12 w/SUP), ½ acre minimum lot size for single family	NR: 5-6 DUA max (16 w/SUP) RL: 2-4 DUA max (12 w/SUP), 2 DUA maximum for single family, up to 4 DUA for attached, smaller lots with conservation subdivision option only (50%+ Civic/Open Space), higher density SF or attached requires SUP
Civic Space	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Same thresholds -Potentially exempt low density from active amenities

Option 1B:

Reduce by right density and update open space standards in NR and RL Districts, and reduce SUP density allowances.

	Existing Standards	Revised Standards
Density	NR: 10 units/acre (16 w/SUP) RL: 6 units/acre (12 w/SUP), ½ acre minimum lot size for single family	NR: 5 DUA max (10 w/SUP) RL: 2-4 DUA max (8 w/SUP), 2 DUA maximum for single family, up to 4 DUA for attached, smaller lots with conservation subdivision option only (50%+ Civic/Open Space), higher density SF or attached requires SUP.
Civic Space	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Same thresholds -Potentially exempt low density from active amenities

Option 2A:

Create overlay and apply to Residential Conservation and Low-Med Density areas on FLUL map east of GSME.

Max density of 2 or 3 DUA.

	Existing Standards	Revised Standards
Density	NR: 10 units/acre (16 w/SUP) RL: 6 units/acre (12 w/SUP), ½ acre minimum lot size for single family	RL/NR in Natural Resources / Agricultural Conservation Overlay: 2-3 DUA max (Up to 6 DUA with SUP), ½ acre lots for conventional subdivisions, no minimum lot size with Conservation Subdivision Option, Attached / MF only allowed with CSO
Civic Space	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Keep thresholds except for Conservation Subdivision Option is 50%+ OS

Option 2B:

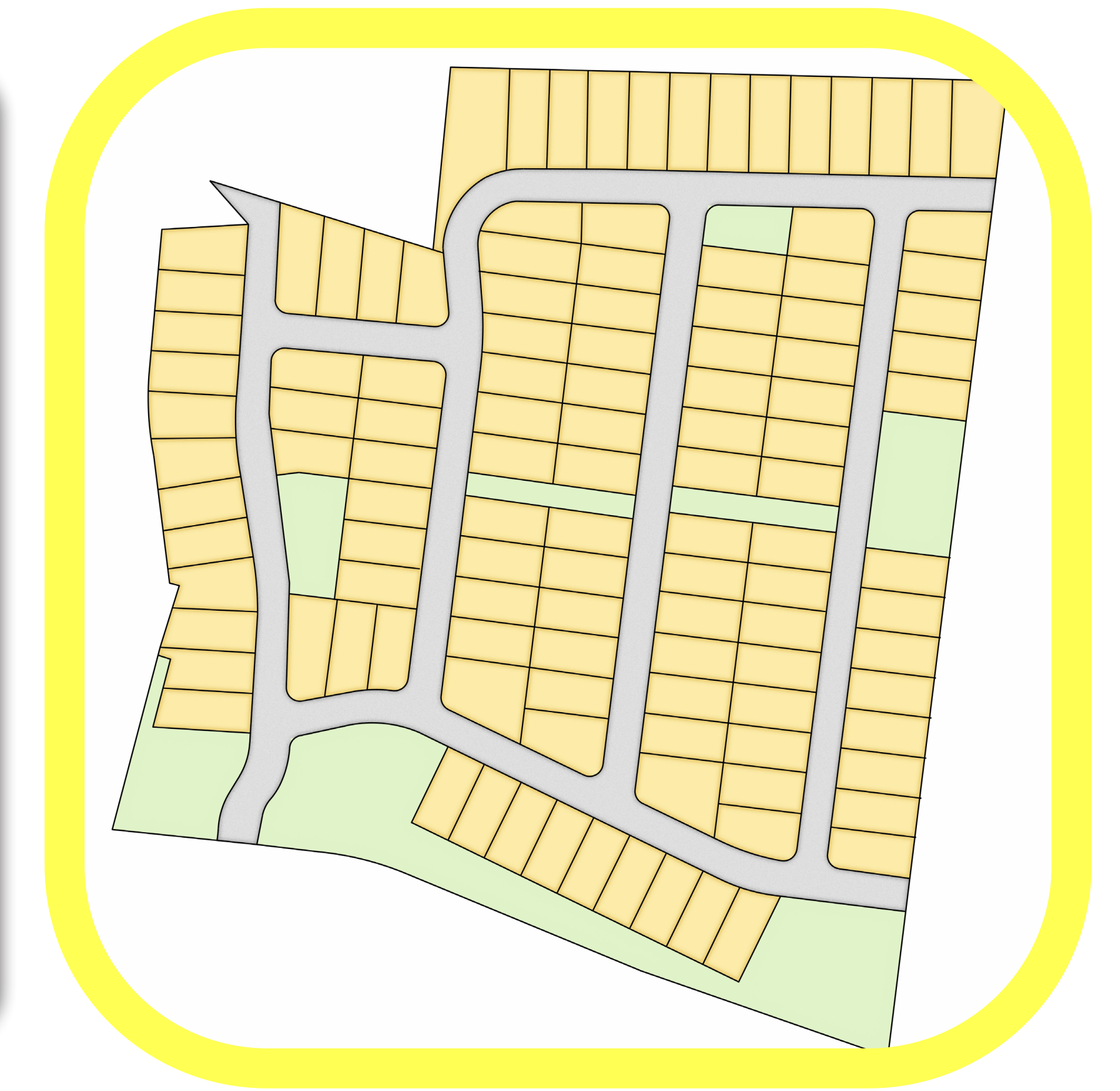
Create overlay and apply to Residential Conservation and Low-Med Density areas on FLUL map east of GSME.

Base max density of 2 DUA, incentives for up to 4 DUA with more civic/open space + site design standards.

	Existing Standards	Revised Standards
Density	NR: 10 units/acre (16 w/SUP) RL: 6 units/acre (12 w/SUP), ½ acre minimum lot size for single family	RL/NR in Natural Resources / Agricultural Conservation Overlay: 2-4 DUA max (Up to 6 DUA with SUP), ½ acre lots for conventional subdivisions, no minimum lot size with Conservation Subdivision Option, Attached / MF only allowed with CSO
Civic Space	0-14 units/lots- 5% 15-30 - 10% 31-60 - 13% 61 - 15%	Modify to incentivize more open space. 1. 30% Open Space – 2 DUA Max 2. 40% Open Space – 3 DUA Max 3. 50%+ Open Space – 4 DUA Max

Recent Development

- 32 Acres
- 115 Lots
- 3.59 Dwelling Units Per Acre (DUA)
- Lots ~7,500 square feet
- 14 % Civic / Open Space



Option 1A/1B:

- 32 Acres
- 128 Lots
- 4 Dwelling Units Per Acre (DUA)
- Mix of Housing, some 5,000 square feet lots and some townhomes
- 40 % Civic / Open Space



Option 2A/2B:

- 32 Acres
- 64 Lots
- 2 Dwelling Units Per Acre (DUA)
- Lots ~4,000-5,000 square feet, some alley-loaded
- 50% Civic / Open Space

