



LOVELL CODE STUDY

FINDINGS & RECOMMENDATIONS

TOWN OF LOVELL, WYOMING
APRIL 3, 2020

BY: COMMUNITY BUILDERS
WITH CASCADIA PARTNERS
& SUPPORT FROM THE
WYOMING BUSINESS COUNCIL



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ABOUT COMMUNITY BUILDERS

Community Builders is a non-profit dedicated to helping local leaders create more livable communities in the American West. We provide information, assistance, and training to support the many people and organizations working to build more livable places for everyone.

Community Builders' assistance program provides communities with the tools and resources to spark meaningful on-the-ground progress, while building local capacity and creating success stories that inspire action in other communities.

Information about Community Builders can be found at: communitybuilders.org

INTRODUCTION



BACKGROUND & INTRODUCTION

In September of 2018, a team of local leaders—including Town staff and representatives from across the Lovell community—attended a team-based workshop on housing, economic development, and leadership in Lander Wyoming. The training—called the Community Builders Leadership Institute (CBLI)—equipped each community’s team with dynamic trainers and facilitators with the goal of helping participants develop a clear plan of action for how to tackle some of the top issues facing their community.

At the training, the Lovell team’s focus immediately shifted towards housing. Among the top issues identified by the team were increasingly high housing costs, a lack of choices (different price points, sizes, types of homes), very little new construction, and an aging housing supply with increasing quality issues. With a majority of the region’s new construction occurring on the edges of town or in adjacent towns, the team also recognized that their own land use and development codes may pose significant barriers to the building of new housing, or even the reinvestment in existing homes in town.

Responding to these issues, the Town of Lovell partnered with the Wyoming Business Council, Community Builders, and Cascadia Partners (a land-use planning and development consulting firm) to perform an audit of local development code in order to identify any unnecessarily overbearing regulations that are blocking the community from working towards its housing goals.

The code audit project officially kicked off in August of 2019, and began with consulting existing plans and interviewing local leaders to better understand the community’s existing goals for housing. These conversations revealed that the Town’s housing goals largely reflect what the Town *used* to allow historically—encouraging a range of high quality single family homes for most of town, while allowing some smaller multi-family options like duplexes or fourplexes closer to the core of town.

Community Builders then individually interviewed a host of local builders and individuals with recent experience navigating local codes, in order to understand some of the issues and barriers they’ve faced when building or renovating homes locally.



Participants explore existing housing conditions in the *Walk & Talk Workshop* on November 6th, 2019.

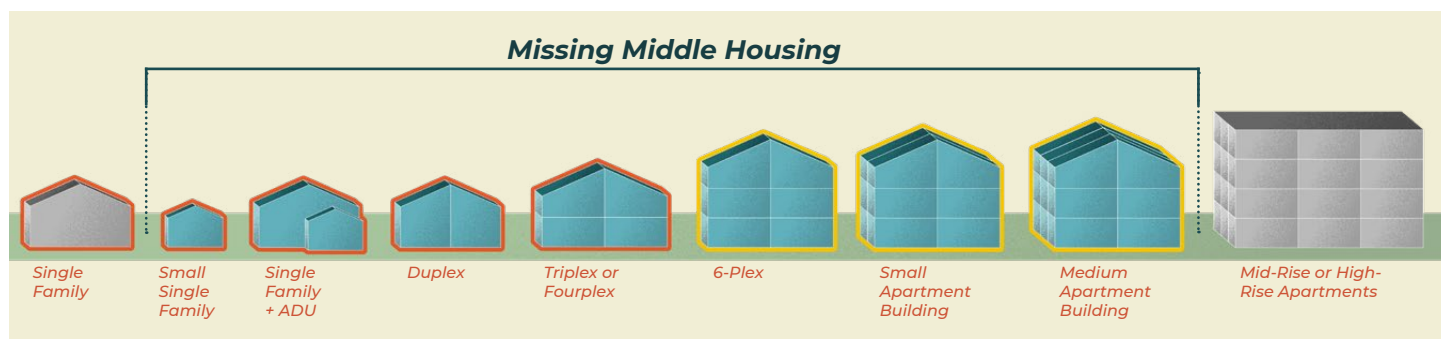
While most builders found the Town and its permitting process amicable and easy to work with, most also identified some preliminary issues with code that prevented them from pursuing some projects from the get go—like exceedingly large minimum lot-size requirements, for example.

Community Builders then worked with a team of local leaders and representatives to audit the code to see if it actually allows individuals to build the types of housing the community identified as desirable in different neighborhoods. For example, since local leaders and community members identified duplexes and fourplexes as desirable housing types in the MRZD zone, the audit process follows a hypothetical development review process to see if local regulations actually allow that kind of home to be built in that zone. A “pro forma” analysis was then run on each hypothetical development scenario to see how local regulations, and any proposed changes, impact the pricepoint and affordability of the home. An overview of the code audit process can be found on page 7 of this report.

Finally, the code audit process concluded with a two-day long community workshop on November 5th and 6th, 2019. Day one of the workshops consisted of a Community Forum on Housing, Community, and the Economy aimed at better understanding the residents concerns around housing and economic development through community conversation and dialogue. Day two of the workshop included a public Walk & Talk Workshop to explore housing and neighborhood issues first hand, followed by a public Presentation of Findings from the code audit process. Feedback from elected leaders and the wider Lovell community during these workshops was then used to further tailor and refine the recommendations included in this document.

This document highlights the outcomes of this process, and includes recommended code changes to four zoning districts in Lovell. It also includes preliminary code language in the form of “red-lined” code that should help the Town begin the process of adopting code changes in the near-term. It is recommended that Town staff, Plan Commission, and City Council seriously consider adopting all proposed recommendations in this document.

ENABLING TRADITIONAL “MISSING MIDDLE” HOUSING THROUGH CODE REFORM



What is Missing Middle housing?

When most people today think about housing “types,” they typically think of larger single family homes and large multi-family apartment buildings. However, most historic communities that were founded before WWII traditionally encouraged a broader range of housing, such as duplexes, fourplexes, or even smaller single family homes. While many of these home types can be found in Lovell’s more historic neighborhoods today, most are not actually allowed under the Town’s existing code. There is a great interest in the Lovell community in allowing some of these home types to be built again—which would greatly increase choices and affordability.



SMALL-LOT SINGLE FAMILY

Allow in MRZD & RZD. Allow conditionally in LRZD.

Many community members like the idea of having their own four walls, but simply cannot afford the size of a standard single-family home. Smaller homes and lots are naturally more affordable, and provide a great entry point to home ownership.



Duplexes & Fourplexes

Allow in MRZD. Allow conditionally in RZD & LRZD.

Duplexes and fourplexes were identified as a desirable type of rental housing that can blend in with many existing neighborhoods well--



BACK-YARD ACCESSORY DWELLING UNIT

Allow in MRZD & RZD. Allow conditionally in LRZD.

Accessory Dwelling Units, also known as ADUs or Granny Flats, were identified as highly encouraged and desirable housing types by participants in the code audit and workshops.



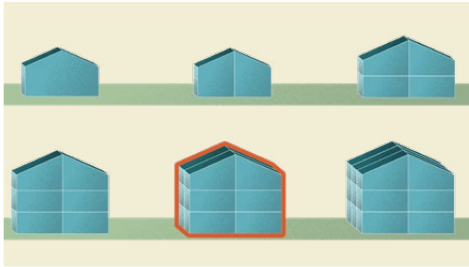
ATTACHED ACCESSORY DWELLING UNIT

Allow in MRZD & RZD. Allow conditionally in LRZD.

Attached ADUs — built either in converted basements, garages, or additions — are even more affordable for existing homeowners to build, resulting in more affordable rentals that support homeownership.

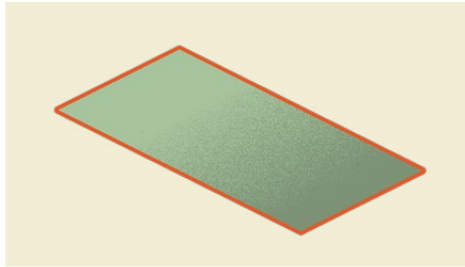
BREAKING THE CODE: THE CODE AUDIT PROCESS

One of the best ways to assess how code is working is to think like a builder and see how those regulations impact a potential project. Lovell's code audit process used the following steps to review your development codes to determine if they allow for housing that is affordable and meets community's goals. A more detailed look into Lovell's code analysis can be found pages 52 *through* 68 of this document.



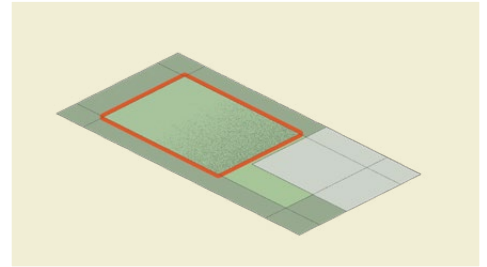
Step 1: Pick a project.

Choose a hypothetical project that is aligned with your community's goals for housing in a specific zone. For example, testing whether it is possible to build a fourplex in the MRZD zone. After choosing an appropriate example project, review the zone's intent statement and use lists to determine if the project is allowed in that district.



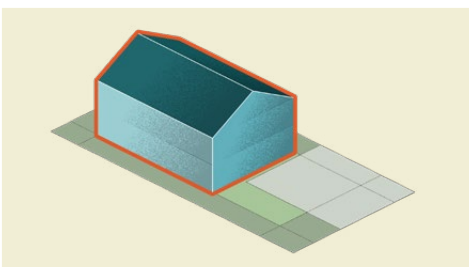
Step 2: Find a lot.

After determining whether your project is allowed in a zone, you then need to find a hypothetical lot for your project. Dimensional standards that determine lot size—such as density limits, minimum lot size requirements, and minimum lot widths—need to be consulted to determine the number and size of lots needed based on the number of units in your project.



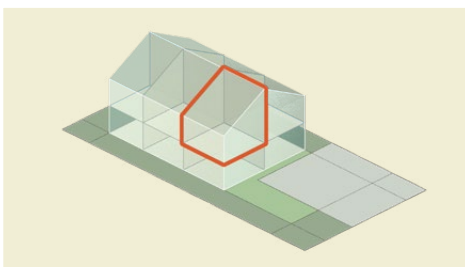
Step 3: Find the buildable area.

Before you can plan the building you'd like to place on the lot, you first need to determine the lot's buildable area. This is done by removing any setbacks, landscaping, impervious surfaces, and parking required by code, and then determining if the leftover space exceeds maximum lot coverage limits.



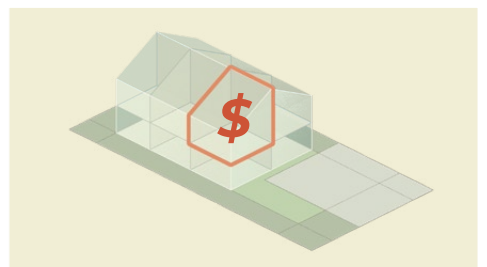
Step 4: Plan for the building.

After the buildable area of the lot is established, you then may plan for the building itself. Consult the code's floor-area ratio (FAR) requirements, bulk standards, and height requirements to determine the overall square footage allowed for your building.



Step 5: Plan for the units.

Only after establishing the overall square footage of your building can you then calculate what you can fit inside it.



Step 6: Crunch the numbers.

Based on local land and building costs, calculate how much it would cost to build the home you tested for. Could it be rented or sold at an amount that would be affordable to a local? If not, try tweaking the code parameters and running the analysis again. What changes help?

FINDINGS & RECOMMENDATIONS



COMMUNITY-WIDE FINDINGS

Over the course of the code audit process, several overarching, code-wide issues were identified that may be addressed in any following code updates. These issues are addressed in the following recommendations;

1. Make code easier to understand.

One of the top issues identified in the process had less to do with specific code provisions, and more to do with the clarity and navigability of the code. While it's certainly not uncommon for development codes to be confusing, providing clarity can go a long way in making redevelopment and reinvestment easier. In addition to the specific recommendations for each zone district in the following pages, we recommend the following.

Provide an “unofficial” zoning matrix. A zoning matrix is a table that provides basic guidance to code provisions in each zone. While the information in the code's text should still serve as the legally-guiding provisions, it is not uncommon for municipalities to provide an additional “unofficial” matrix of code provisions in addition—either within the code itself, or on the Town's website. The Zone Matrix & Recommendations on page 19 should provide a good start.

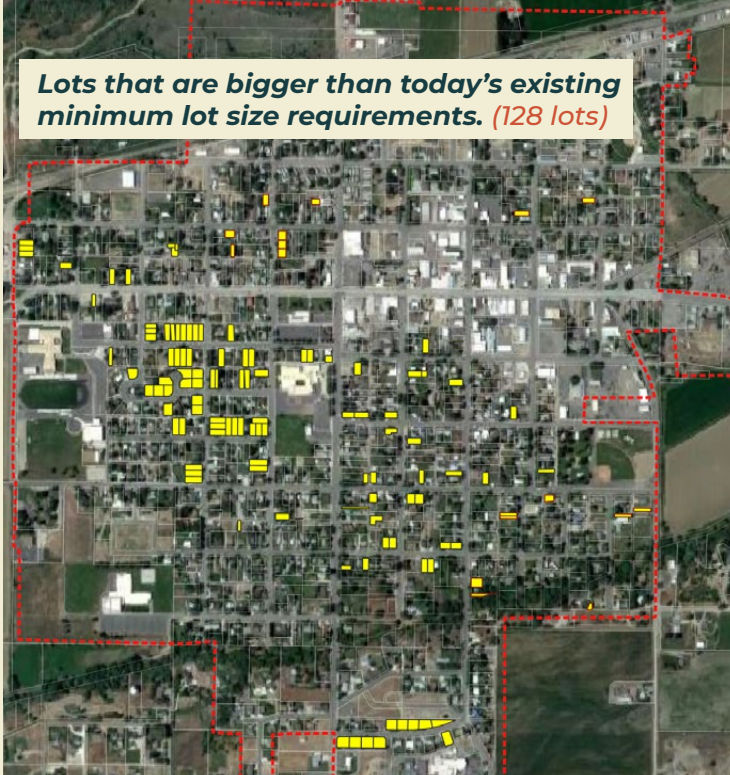
Provide an ADU guide. Should the Town choose to allow Accessory Dwelling Units (ADUs) in certain zones, it is recommended to put together a short flyer, pamphlet, or webpage that provides homeowners with guidance on the new regulations and how to comply with them.

2. Provide clarity around setbacks.

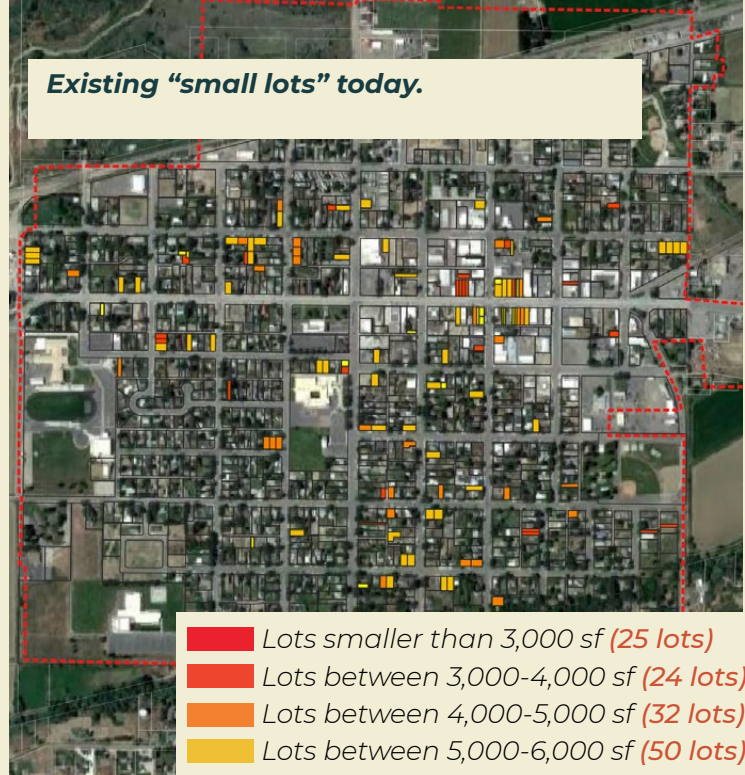
Many people that were interviewed in the audit process expressed confusion around setback provisions, especially in situations where existing structures on a block do not conform with current setback standards. It is recommended that the Town add “contextual setback” guidance in each zone to help clarify. This guidance and corresponding example code language has been incorporated into the red-lined code provided on page 21.

The Town may also choose to publish a setback map, showing what the established and enforced setbacks are for each block of the Town. This might only include streets for which the existing non-conforming setbacks have been measured for past projects, and include newly added setbacks as they are measured over time.

Lots that are bigger than today's existing minimum lot size requirements. (128 lots)



Existing “small lots” today.



3. Address existing small, non-conforming lots.

Upon even an initial read of Lovell's code provisions, it was blatantly apparent that existing minimum lot size standards were exceeding high, and likely creating significant barriers for people looking to build, redevelop, or even remodel with Town limits. Interviews and the feedback during the Community Workshop only reinforced this.

The large number of “non-conforming” lots in Lovell today are clear indicators that today's minimum lot size requirements are much larger than what they were when most of the Town was built. The map on the left highlights 128 existing lots that are, by today's standards, considered too small to legally build any structure on at all. This issue increases in zones as the minimum lot size requirements increase.

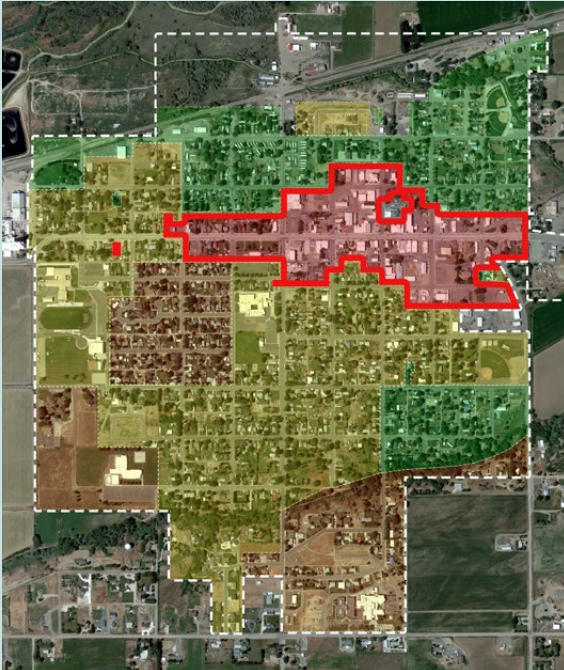
- **MRZD** // 17 parcels are non-conforming (smaller than 5,000 sf)
- **RZD** // 49 parcels are non-conforming (smaller than 6,000 sf)
- **LRZD** // 62 parcels are non-conforming (smaller than 8,000 sf)

Although existing lot size standards are quite high, there is quite a large interest in town for allowing even smaller lots and smaller homes to exist. In addition to smaller homes being naturally more affordable than larger homes, allowing homes on smaller lots also presents increased opportunities for infill development that feels more gentle and appropriate within existing neighborhoods.

While small homes on small lots may seem like a newer concept to some, they are actually quite normal in Lovell. The map on the right shows small lots color coded by size, highlighting a large number of lots that would be considered “small” under today's standards.

Minimum lot sizes are also used to dictate the number of units that may be placed on a given lot. Although gentle multi-family houses like duplexes and four-plexes are highly sought after today and encouraged in existing plans and zone intent statements, minimum lot size requirements pose the largest barrier to these types of homes being built.

Guidance for gently reducing these excessive minimum lot sizes has been mixed into the zone-by-zone recommendations in the following pages.

**Intent:**

The CZD is established to provide a local area for retail business within the town. It is intended to be or to become an area of attached multistory buildings with nearly total lot coverage and fire-resistant construction. Businesses in this area utilize primarily on-street, municipal, or private parking and pedestrian circulation.

By-Right Uses:

[Residential dwellings]
retail businesses, professional offices, and public uses compatible with a central business district location except certain businesses which have open materials handling, storage yards, or open sales areas.

Conditional Uses:

service stations with underground fuel storage, dwelling units located above retail businesses or professional offices, and any retail business or professional offices, and any retail business or professional office which has open materials handling storage yards, or open sales areas.

Front setback: 10' [Include sidewalks clause]

Parking requirement: none
[Consider creating a parking maximum to protect character and historic buildings.]

Maximum Building Height: 35'
[40' for architectural elements]

DISCUSSION

Traditionally, the litmus test for evaluating the performance of code in a downtown core or Main Street environment is to determine whether it would be possible to replicate any well-loved, historic downtown building under current code requirements. Fortunately, Lovell's CZD code passes muster.

While the CZD code today is generally in line with community's wider vision for the Main Street area, it has several areas that could use modest improvements.

The code audit process and workshop identified the following five goals and recommendations for the CZD;

- *Clearly allow residential dwellings*
- *Protect and maintain Main St. businesses*
- *Clarify front setback provision*
- *Protect Main Street character and historic buildings from excessive parking*
- *Consider allowing for architectural elements*

GOALS & RECOMMENDATIONS

Clearly allow residential dwellings.

Residential uses have always been on Main Street and in the CZD historically, and in practice, they are still being allowed today. However, because residential uses are not listed in code as allowed by right (or even conditionally), they are *technically* not allowed in the zone at all.

Required Moves & Recommendations:

- **Use.** List residential dwellings as a permitted use.

Protect and maintain Main St. businesses.

While allowing residential to occur on or near Main Street is vital for a vibrant and strong local economy, it is also important that residential uses do not take the place of businesses along Main Street.

Required Moves & Recommendations:

- **Residential Use Location.** Create a clause in CZD code that restricts Main Street residential from locating in ground-level storefront locations fronting Main Street.

Example Code:

- *Residential uses that are not part of a mixed-use development are prohibited on lots fronting Main Street [optional: between _____ street and _____ street]. Residential uses that are not part of a mixed-use development are permitted on lots or portions of lots not fronting Main Street.*
- *Residential uses shall not directly front Main Street on the ground level. Residential uses may be accessed on the ground level fronting Main Street, so long as sufficient ground level Main Street frontage is devoted to other approved non-residential uses.*

Clarify front setback provision.

While it is somewhat unusual for commercial districts to require a front setback, the current front setback of 10' in Lovell's CZD is set in order to provide space for a 10' wide sidewalk. While this may be clear to some, it could certainly use clarification.

Required Moves & Recommendations:

- **Clarify.** Within the setback provision, clarify that a 10' setback is required specifically in order to provide space for a 10' sidewalk.

Protect Main Street character and historic buildings from excessive parking.

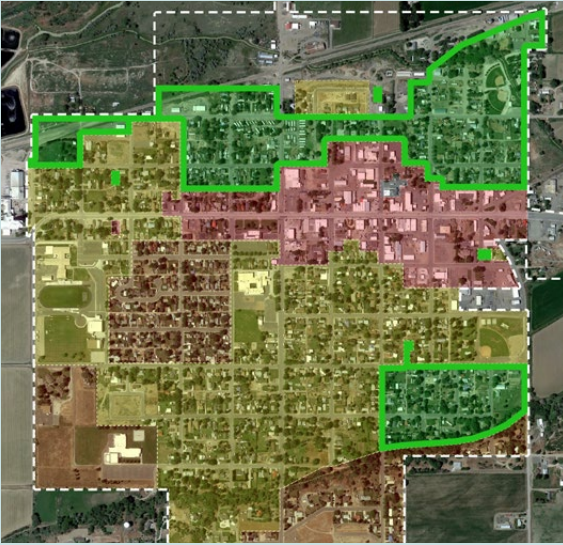
Parking is certainly needed in a downtown, but too much off-street parking can result in a “missing teeth” Main Street environment that is less comfortable, inviting, and vibrant. While the CZD zone intent calls for businesses to primarily utilize on-street parking, it also may be appropriate to create an off-street parking maximum to prevent downtown buildings from being demolished for a parking lot. While some uses (like grocery stores) require more parking than others, an off-street parking maximum allows the Town to have a say in granting a variance when large parking lots are requested.

Required Moves & Recommendations:

- **Parking Max.** Consider creating a max parking limit for lots that front Main Street between core blocks to prevent the removal of an existing or historic building for parking. For example, the provision might state that parking may not cover more than 20% of the lot area.

Consider allowing for architectural elements.

While 35' allows space for three stories, many traditional downtown building require slightly more height for architectural elements. Consider increasing the maximum building height to 40', if possible with existing fire-fighting equipment.



Intent:

It is the purpose of the MRZD to provide a residential environment for residents of low and moderate income housing, mobile homes, and multiple-family dwellings.

By-Right Uses:

single-family dwellings, [multiple-family dwellings containing up to four units,] single mobile homes, single manufactured homes, single modular homes, duplexes, [ADUs,] and public uses compatible with a residential environment, and home occupations.

Conditional Uses:

mobile home parks, multiple-family dwellings [containing more than four units], churches, schools, day care centers, and professional occupancies.

Minimum lot size:

- Single Family – 5,000 sf [3,000 sf]
- Duplex – 5,000 sf
- Triplex – 6,000 sf
- Each additional – +1,500 sf [1,000 sf]

Minimum lot width: 50' [25']

Parking requirement: 2 space / unit

- 1.5 spaces / unit (rounded to whole)
- Or by bedroom:
 - 2 spaces / 3+ br unit
 - 1.5 spaces / 2 br unit
 - 1 space / 1 br or studio unit
- Allow on-street parking to count towards off-street requirement

Maximum lot coverage: 60%

Setbacks for Single Family:

- Front: 32' [consider 20', plus context clause]
- Rear: n/a
- Side: 5
- Corner: 32' [consider 20', plus context clause]

Setbacks for Multi-Family: [delete, or update]

- Front: 32' [20', plus context clause]
- Rear: 10' [delete - same as single family]
- Side: 10' [5' - same as single family]
- Corner: 32' [20', plus context clause]

DISCUSSION

While the MRZD is intended to provide “multiple-family dwellings” and “a residential environment for residents of low and moderate income housing,” the code as it exists to actually makes affordable multi-family quite difficult to provide. Listing multi-family dwellings as a conditional use instead of allowed is not only inconsistent with the zone's purpose and intent, it also presents an barrier to builders wishing to create this type of housing. The zone's minimum lot size and parking requirements are also considered somewhat excessive by many

standards, and actively discourage the types of housing called for in the zone's intent statement.

The code audit process and workshop identified the following four goals and recommendations for the MRZD;

- *Allow multi-family homes up to fourplexes*
- *Conditionally allow multi-family over fourplexes*
- *Allow smaller single family homes and lots*
- *Allow accessory dwelling units (ADUs)*

GOALS & RECOMMENDATIONS

Allow multi-family homes up to fourplexes.

Allowing for fourplexes in the MRZD requires a few gentle moves, starting with listing them as a permitted use. While today's lot size and parking requirements are both considered restrictive, only modest changes to both are needed to allow fourplexes in this zone.

Required Moves & Recommendations:

- **Use.** List multiple-family dwellings up to four units as a permitted use.
- **Parking.** Gently reduce parking requirements to allow a fourplex to fit on a standard lot, without requiring large parking lots that diminish the value and character of existing neighborhoods. This can be accomplished by reducing the parking requirement from 2 spaces per unit to 1.5 per unit (rounding to the largest whole number), or by switching the requirement to be bedroom-number-specific (2 spaces for a 3 br unit, 1.5 for 2 br, 1 for 1br and studio).
- **Setbacks.** Allow multi-family homes to take up the same amount of space on the lot as single-family homes by making setback requirements the same for all buildings.

Conditionally allow multi-family homes larger than fourplexes.

Multi-family homes larger than fourplexes are currently allowed conditionally in the MRZD today. However, the code does not provide guidance to staff, council, or other decision makers on what conditions should be met in order to approve a project larger than a fourplex.

Required Moves & Recommendations:

- **Provide Conditions.** This requires additional discussion. What conditions should be met in order to approve a multi-family project larger than a fourplex?

Allow smaller single-family homes and lots.

Community participants identified smaller homes and lots as a desired housing type that may be more affordable to locals. However, existing lot size requirements do not make smaller homes and bungalows feasible in the MRZD. Many of the existing and historic homes in the MRZD are on small lots and are non-conforming with today's large lot size requirements.

Required Moves & Recommendations:

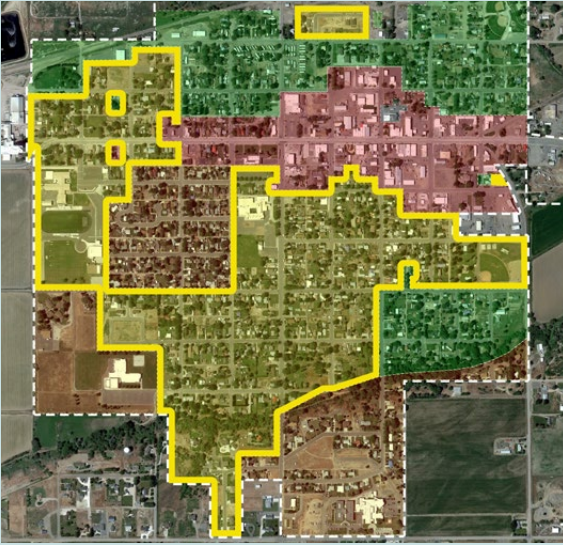
- **Lot Size.** Reduce single-family minimum lot size requirement to allow a home to be built on a 3,000 sf lot.
- **Lot Width.** Reduce minimum lot width requirement to allow a home to be built on a 25' wide lot.

Allow accessory dwelling units (ADUs)

Accessory dwelling units were highly regarded as desirable and affordable housing types by participants in the audit process and workshop.

Required Moves & Recommendations:

- **Use.** List ADUs as an allowed use.
- **ADU Provision.** Create an ADU subsection in code that defines ADUs and details the parameters of their use. See *ADU recommendation section* for more.

**Intent:**

It is the purpose of the residential zoning district to provide an environment for conventional single-family dwellings free of the traffic, noise and density of mixed residential or commercial areas.

By-Right Uses:

single-family dwellings *[and ADUs,]* exclusive of mobile homes and manufactured homes, public uses compatible with a residential environment, accessory buildings and home occupation.

Conditional Uses:

duplexes, multiple-family dwellings, churches, schools, and professional occupancies.

Minimum lot size:

- Single Family – 6,000 sf *[3,000 sf]*
- Duplex – 7,500 sf *[6,000 sf]*
- Triplex – 8,500 sf *[7,500 sf]*
- Each additional – +1,500 sf *[1,000 sf]*

Minimum lot width: none**Parking requirement:** “sufficient” parking**Maximum lot coverage:** 60%**Maximum height:** not listed *[35’]***Setbacks:**

- Front: 32’ *[20’, plus context clause]*
- Rear: n/a
- Side: 5
- Corner: 30’ *[20’, plus context clause]*

DISCUSSION

In general the code provisions of the RZD are in line with community goals and plans. While the code certainly works towards its stated intent of providing “an environment for conventional single-family dwellings free of the traffic, noise and density of mixed residential or commercial areas,” community conversations explored during the code audit process revealed that there is additional desire for some level of neighborhood-appropriate, gentle multi-family housing opportunities in the RZD.

In addition to conditionally allowing smaller projects like duplexes and triplexes, audit participants identified interest in allowing smaller homes and accessory dwelling units as well.

The code audit process and workshop identified the following five goals and recommendations for the RZD;

- *State max height for clarity*
- *Allow smaller single family homes and lots*
- *Allow for flexibility when conditionally considering smaller multi-family homes*
- *Allow accessory dwelling units (ADUs)*

GOALS & RECOMMENDATIONS

State max height for clarity.

While a 35' max building height is established elsewhere in Lovell's code, the RZD is the only zone district that does not explicitly list the max building height. This was identified as a potential cause for confusion in the future.

Required Moves & Recommendations:

- **Building Height.** List 35' as the maximum building height in the RZD.

Allow smaller single-family homes and lots.

Community participants identified smaller homes and lots as a desired housing type that may be more affordable to locals. However, existing lot size requirements do not make smaller homes and bungalows feasible in the RZD. Many of the existing and historic homes in the RZD are on small lots and are non-conforming with today's large lot size requirements.

Required Moves & Recommendations:

- **Lot Size.** Reduce single-family minimum lot size requirement to allow a home to be built on a 3,000 sf lot.

Allow for flexibility when conditionally considering smaller multi-family homes.

While multiple-family dwellings are currently listed as conditional uses, current zone standards would force any such project onto a large lot (or double lot) that may be out of line with the character of existing RZD neighborhoods.

Allowing gentle "missing middle" style multi-family projects (like duplexes, triplexes, and in some cases fourplexes) to be smaller allows them to more comfortably fit within the context of an existing neighborhood. This could be accomplished by slightly relaxing the somewhat high minimum lot size requirements for multi-family homes.

Required Moves & Recommendations:

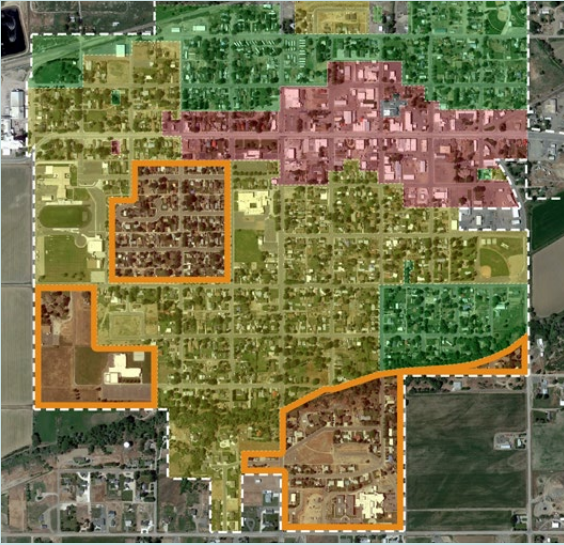
- **Lot Size.** Slightly reduce minimum lot sizes to 6,000 sf for duplexes, 7,500 sf for triplexes, and 1,000 sf for each additional unit to more easily allow smaller multi-family projects to fit on existing lots.

Allow accessory dwelling units (ADUs)

Accessory dwelling units were highly regarded as desirable and affordable housing types by participants in the audit process and workshop.

Required Moves & Recommendations:

- **Use.** List ADUs as an allowed use.
- **ADU Provision.** Create an ADU subsection in code that defines ADUs and details the parameters of their use. See *ADU recommendation section* for more.



Intent:

It is the purpose of the limited residential zoning district to provide an environment for conventional single-family dwellings free from the traffic, noise, and density of residential and mixed residential or commercial areas.

By-Right Uses:

single-family dwellings
exclusive of mobile homes and
manufactured homes, public
uses compatible with a residential
environment, accessory buildings
and home occupations

Conditional Uses:

*[accessory dwelling
units (AUDs), duplexes,
and multiple-family
dwellings compatible
with the character of
existing neighborhoods,]
churches, schools,
medical clinics, and
medical doctors' offices*

Minimum lot size:

- Single Family – 8,000 sf *[5,000 sf]*

Minimum lot width: none

Parking requirement: “sufficient” parking

Maximum lot coverage: 60%

Maximum height: 35'

Setbacks:

- Front: 32' *[20', plus context clause]*
- Rear: n/a
- Side: 5
- Corner: 32' *[20', plus context clause]*

DISCUSSION

While there is a general consensus that only very minor changes should be made to the LRZD, there is also agreement that some areas of the LRZD may be appropriate for small multi-family houses. The recent approval and community excitement over a planned unit development (PUD) containing duplexes and triplexes alongside single-family homes in the south LRZD area highlight that some levels of multi-family homes may fit in nicely with existing neighborhoods on a conditional basis.

The code audit process and workshop identified the following goals and recommendations for the LRZD;

- *List multi-family homes as a conditional use*
- *Allow for medium to small size homes and lots*

List multi-family homes as a conditional use

Listing multi-family homes as a conditional use at least allow for community discussion, and when appropriate, approval.

Required Moves & Recommendations:

- **Use.** List multi-family homes as conditional.

Allow for medium to small size homes and lots

The current 8,000 sf minimum lot size is considered extremely large, making it difficult to provide small or medium sized homes, and leaving many of the existing homes in the LRZD nonconforming.

Required Moves & Recommendations:

- **Lot size.** Relax the minimum lot size requirement to 5,000 sf.

ADUs // ACCESSORY DWELLING UNITS



Accessory dwelling units (ADUs)—also known as granny flats, in-law units, secondary units, backyard cottages—are small rental units that are built on the same lot as a single-family home. ADUs are a great way to allow more housing that is “naturally” affordable in nature due to their size and location. Because they are typically built and managed by existing property owners, they are also a great way to both provide needed rental housing and support existing homeowners. Many families choose to build an ADU on their property to help support family as well--whether to allow an aging parent to “age in place”, allow an empty nester to downsize to something more affordable, or to rent to an adult child as they save for a home. Typically built within exiting homes or as small backyard cottages, ADUs are also a great way to add housing needed housing supply and diversity with little to no impact on neighborhood character.

Benefits of Accessory Dwelling Units

- Increase the housing supply, diversity, choices
- Provide smaller homes that are “naturally affordable”
- Fit nicely within existing neighborhoods
- Cheaper, more cost-effective, less risky for everyday homeowners and locals to build
- Creates more local landlords and increases local wealth
- Supports homeownership
- Helps family shifts and “aging in place”

GOALS AND RECOMMENDATIONS

Accessory dwelling units were highly regarded as an exciting and appropriate strategy during the code audit process and workshop. In fact, many existing non-conforming “bandit ADUs” were discovered during the audit Walk & Talk Workshop. Creating guidance for accessory dwelling units that are high quality and permitted was discussed as a high priority during the workshop.

In particular, the following goals and recommendations were identified;

- *Allow accessory dwelling units in all residential zones (MRZD, RZD, and LRZD).*
- *Create provisions that ensuring new accessory dwelling units are safe, of high quality, and do not have undue impacts to existing neighborhoods*
- *Explore creating an ADU amnesty period to allow existing non-conforming “bandit ADUs” to seek guidance on increasing quality and getting permitted without fear of repercussion*
- *Provide educational materials on ADUs to help interested homeowners understand their benefits and the process for building a permitted ADU on their property.*

CODE GUIDANCE

The following text provides example code for what is commonly included in a well-rounded ADU code.

Definition & Intent.

- Accessory dwelling units, also known as granny flats, in-law units, secondary units, or backyard cottages, are intended to be constructed in association with a primary single-family dwelling, to provide increased housing opportunities within the town.
- An accessory dwelling unit contained within the principal structure shall be considered an attached accessory dwelling unit.
- An accessory dwelling unit detached from the principal structure shall be considered a detached accessory dwelling unit.

Ownership.

- An accessory dwelling unit shall not be sold independently of the principal dwelling on the parcel.

Where Allowed.

- Accessory dwelling units are allowed by right in the CZD, MRZD, and RZD districts, and conditionally in the LRZD district.
- Accessory dwelling units are allowed within a planned unit development unless specifically identified as a prohibited use by the planned unit development.
- Accessory dwelling units shall only be permitted on a lot where a detached single-family dwelling exists or will be constructed concurrently with the accessory dwelling unit.

Number and Size of Accessory Dwelling Units.

- Only one (1) accessory dwelling unit shall be permitted per parcel.
- The gross floor area of an accessory dwelling unit shall be no less than three hundred (300) square feet of living area and no more than eight hundred fifty (850) square feet living area.
- The area of an accessory dwelling unit shall be less than the area of the principal unit or dwelling.

Dimensional Standards.

- The accessory dwelling unit shall comply with the applicable zoning district requirements.
- A single-family dwelling with one (1) accessory dwelling unit shall be considered a single-family dwelling for the purpose of meeting applicable zoning district requirements.
- A detached accessory dwelling unit shall be located in the rear yard or side yard of the principal building.
- The height of a detached accessory dwelling unit shall not exceed the height of the principal building.

Compatibility & Standards.

- The exterior design of an ADU shall be compatible with the primary building to which it is accessory.
- Construction of accessory dwelling units shall be required to comply with [which does Lovell use?] building code. A single-family dwelling with an attached accessory dwelling unit shall be considered a single-family dwelling for the purposes of meeting building code.
- Each ADU shall contain a kitchen equipped, at a minimum, with a cooking appliance, a sink, and a refrigerator/freezer with a capacity not less than six cubic feet.
- Each ADU shall contain a bathroom equipped with, at a minimum, a sink, a toilet and a shower.

Utilities and Deductions.

- All utility service connections made to an ADU shall comply with the town's service connection requirements.
- Any costs associated with any utility service or line extension upgrade shall be borne by the developer.
- ADUs may be connected to the utilities serving the principal building or may be metered independently from the primary dwelling.

ZONE MATRIX & TABLE OF RECOMMENDATIONS

Zone District & Intent	Notes / Test For	Uses Permitted	Uses Conditional
CZD // Commercial Zoning District The CZD is established to provide a local area for retail business within the town. It is intended to be or to become an area of attached multistory buildings with nearly total lot coverage and fire-resistant construction. Businesses in this area utilize primarily on-street, municipal, or private parking and pedestrian circulation.	Recommendations: <ul style="list-style-type: none"> Clearly allow residential dwellings Protect and maintain Main St. businesses Clarify front setback provision Protect Main Street character and historic buildings from excessive parking Consider allowing additional height for architectural elements 	<u>[Residential dwellings]</u> retail businesses, professional offices, and public uses compatible with a central business district location except certain businesses which have open materials handling, storage yards, or open sales areas.	Service stations with underground fuel storage, dwelling units located above retail businesses or professional offices, and any retail business or professional office which has open materials handling storage yards, or open sales areas.
MRZD // Mixed Residential Zoning District It is the purpose of the MRZD to provide a residential environment for residents of low and moderate income housing, mobile homes, and multiple-family dwellings.	Recommendations: <ul style="list-style-type: none"> Allow multi-family homes up to fourplexes Conditionally allow multi-family over fourplexes Allow smaller single family homes and lots Allow accessory dwelling units (ADUs) 	single-family dwellings, <u>[multiple-family dwellings containing up to four units]</u> , single mobile homes, single manufactured homes, single modular homes, duplexes, <u>[ADUs]</u> , and public uses compatible with a residential	mobile home parks, multiple-family dwellings <u>[containing more than four units]</u> , churches, schools, day care centers, and professional occupancies.
RZD // Residential Zoning Districts It is the purpose of the residential zoning district to provide an environment for conventional single-family dwellings free of the traffic, noise and density of mixed residential or commercial areas.	Recommendations: <ul style="list-style-type: none"> State max height for clarity Allow smaller single family homes and lots Allow for flexibility when conditionally considering smaller multi-family homes Allow accessory dwelling units (ADUs) 	single-family dwellings <u>[and ADUs]</u> , exclusive of mobile homes and manufactured homes, public uses compatible with a residential environment, accessory buildings and home occupation.	duplexes, multiple-family dwellings, churches, schools, and professional occupancies.
LRZD // Limited Residential Zoning Districts It is the purpose of the limited residential zoning district to provide an environment for conventional single-family dwellings free from the traffic, noise, and density of residential and mixed residential or commercial areas.	Recommendations: <ul style="list-style-type: none"> List multi-family homes as a conditional use Allow for medium to small size homes and lots 	single-family dwellings exclusive of mobile homes and manufactured homes, public uses compatible with a residential environment, accessory buildings and home occupations	<u>[accessory dwelling units (AUDs), duplexes, and multiple-family dwellings compatible with the character of existing neighborhoods]</u> , churches, schools, medical clinics, and medical doctors' offices

Existing regulations in black.
Recommendations in red.

ZONE District	Min Lot Size	Min Lot Width	Parking Ratios	Setbacks
CZD // Commercial Zoning District	N/A	N/A	N/A <i>[Consider creating a parking maximum to protect character and historic buildings.]</i>	Front: 10' <i>[include clause explaining front setback is for providing an adequate sidewalk]</i>
MRZD// Mixed Residential Zoning District	Single Family: 5,000 sf <i>[3,000 sf]</i> Duplex: 5,000 sf Triplex: 6,000 sf Each additional: +1,500 sf <i>[1,000 sf]</i>	50' <i>[25' to allow for small-lot single family]</i>	2 spaces / unit <i>[1.5 spaces / unit (rounded to whole)]</i> Or by bedroom: <ul style="list-style-type: none"> • 2 spaces / 3+ br unit • 1.5 spaces / 2 br unit • 1 space / 1 br or studio unit <i>Allow on-street parking to count towards off-street requirement</i>	Setbacks for Single Family: Front: 32' <i>[20']</i> Rear: n/a Side: 5' Corner: 32' <i>[20']</i> Setbacks for Multi-Family: <i>[delete this altogether to make same as single family, or update as below]</i> Front: 32' <i>[20']</i> Rear: 10' <i>[delete / 0']</i> Side: 10' <i>[5']</i> Corner: 32' <i>[20']</i> <i>[Include clause for contextual/existing setbacks]</i>
RZD // Residential Zoning Districts	Single Family: 6,000 sf <i>[3,000 sf]</i> Duplex: 7,500 sf <i>[6,000 sf]</i> Triplex: 8,500 sf <i>[7,500 sf]</i> Each additional: +1,500 sf <i>[1,000 sf]</i>	N/A	N/A	Front: 32' <i>[20']</i> Rear: n/a Side: 5' Corner: 30' <i>[20']</i> <i>[Include clause for contextual/existing setbacks]</i>
LRZD // Limited Residential Zoning Districts	Single Family: 8,000 sf <i>[5,000 sf]</i> Note: existing code states "an additional 1,500sf for each townhouse." Consider changing to "1,000sf for each additional approved unit" for consistency.	N/A	N/A	Front: 32' <i>[20']</i> Rear: n/a Side: 5' Corner: 30' <i>[20']</i> <i>[Include clause for contextual/existing setbacks]</i>

Existing regulations in black.
Recommendations in red.

RED-LINED CODE

The follow section provides an example of what the recommendations from previous pages may look like when incorporated into the Town's existing code structure. This section is not necessarily meant to provide new, verbatim code language to be adopted, but rather act as guidance to assist staff, the Planning Commission, and Town Council with drafting their own desired code amendments. Some of the suggested code edits are simple and require only modest changes to text or numbers. Others are slightly more complicated, requiring new, brief sections of code to be drafted. In both cases, example language is provided in red as a starting point.

While all code changes should be locally deliberated and redrafted to be contextually appropriate to the Lovell community, it is also important to note that any changes to numerical provisions suggested below (changing a minimum lot size from 7,500 sf to 5,000 sf, for example), are necessary in order to successfully allow for the desired housing types tested in the audit process to be built in each corresponding zone. More details on these tests can be found in the Code Study Presentation of Findings slides on page 52.

NOTES:

Original text in black.

Notes in red.

"Additions in red quotes."

Redactions in red-strikeout.

. . .

Dots represent break in text or change in section.

ARTICLE 26-02 - DEFINITIONS.

Section:

Section 26-02-010 - Definitions.

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

. . .

INSERT: *Insert definition for Accessory Dwelling Units here. For example;*

"Accessory Dwelling Unit (ADU) Attached. *A secondary living unit constructed in association with and subordinate to a primary single-family dwelling and contained within the principal structure. Attached Accessory Dwelling Units are also sometimes known as granny flats, in-law units, secondary units, garage apartments, or basement apartments.*

Accessory Dwelling Unit (ADU) Detached. *A secondary living unit constructed in association with and subordinate to a primary single-family dwelling, located on the same lot with the primary structure. Detached Accessory Dwelling Units are also sometimes known as granny flats, in-law units, secondary units, or backyard cottages."*

. . .

ARTICLE 26-03 - GENERAL PROVISIONS

INSERT: *Create a new section (26-03-070) for Accessory Dwelling Units (ADUs). This section should outline all provisions and requirements for ADUs, and may reflect the code guidance provided on page 18 of this document.*

. . .

NOTES:

ARTICLE 26-07 - COMMERCIAL ZONING DISTRICT (CZD).

Sections:

Section 26-07-010 - Purpose.

The CZD is established to provide a local area for retail business *“and residential uses that are compatible with a downtown business environment.” within the town.* It is intended to be or to become an area of attached multistory buildings with nearly total lot coverage and fire-resistant construction. Businesses in this area utilize primarily on-street, municipal, or private parking and pedestrian circulation.
(Ord. No. 621, Enacted, 3/7/83)

Section 26-07-020 - Use of right.

Uses of right in the CZD shall be as follows: *“residential dwellings,”* retail businesses, professional offices, and public uses compatible with a central business district location except certain businesses which have open materials handling, storage yards, or open sales areas.
(Ord. No. 621, Enacted, 3/7/83)

Section 26-07-030 - Conditional uses.

Conditional uses in the CZD shall be as follows: Service stations with underground fuel storage, *dwelling units located above retail businesses or professional offices; [remove this provision if residential use is made use by right]* and any retail business or professional offices, and any retail business or professional office which has open materials handling storage yards, or open sales areas.
(Ord. No. 621, Enacted, 3/7/83; Ord. No. 746, Amended, 04/14/98)

Section 26-07-040 - Performance standards.

Performance standards in the CZD shall be as follows:

- (a) All signs shall comply with the Uniform Sign Code. No free standing sign shall exceed 12 (twelve) feet in width or 12 (twelve) feet in length, not to exceed 48 (forty eight) square feet.
- (b) Any commercial development which discharges to the air or natural watercourses shall have appropriate permits from the Wyoming Department of Environmental Quality or its successors.
- (c) Any business or office shall not contribute toxic substances, heavy metals, or other unusual waste loads to the town's sewerage system.
- (d) All structures shall be set back at least ten feet from the established curb *“for the purpose of providing an sidewalk area of adequate width for the commercial area”.*
- (e) Building heights shall not exceed thirty-five feet for the purpose of adequate fire protection. *“An additional five feet may be allowed for architectural features that reflect the historic character of the district, such as building cornices.” [Note: determine if this is feasible with existing fire protection limitations.]*
- (f) Facades and signing shall conform to standards in the Uniform Building Code.
- (i) No Quonset hut shall be erected within a CZD.

NOTES:

Possible Addition: Add performance standards for downtown housing to restricts future residential uses on Main Street from locating in ground-level storefront locations fronting Main Street.

Example language:

“(j) Residential uses that are not part of a mixed- use development are prohibited on lots fronting Main Street [optional: between _____ street and _____ street]. Residential uses that are not part of a mixed-use development are permitted on lots or portions of lots not fronting Main Street.”

-or-

“(j) Residential uses shall not directly front Main Street on the ground level. Residential uses may be accessed on the ground level fronting Main Street, so long as sufficient ground level Main Street frontage is devoted to other approved non-residential uses.”

Possible Addition: Consider creating a maximum parking limit for lots that front Main Street between core blocks to prevent the removal of an existing or historic building for parking. For example, the provision might state that parking may not cover more than 30% of the lot area in a given zone.

. . .

ARTICLE 26-09 - MIXED RESIDENTIAL ZONING DISTRICT (MRZD).

Sections:

Section 26-09-010 - Purpose.

It is the purpose of the MRZD to provide a residential environment for residents of low and moderate income housing, mobile homes, and multiple-family dwellings.

(Ord. No. 621, Enacted, 3/7/83)

Section 26-09-020 - Use of right.

Uses of right in the MRZD shall be as follows: single-family dwellings, “*multiple-family dwellings containing up to four units*,” single mobile homes, single manufactured homes, single modular homes, duplexes, “*accessory dwelling units (ADUs)*,” and public uses compatible with a residential environment, and home occupations.

(Ord. No. 621, Enacted, 3/7/83; Ord. No. 853, Amended, 06/10/2008)

Section 26-09-030 - Conditional uses.

Conditional uses in the MRZD shall be as follows: mobile home parks, multiple-family dwellings “*containing more than four units*”, churches, schools, day care centers, and professional occupancies.

Possible Addition: It is considered best practice to provide some level of guidance here on what conditions should be met in order to grant approval of the above conditional uses. Especially for multiple-family dwellings containing more than four units, what are some of the conditions that should be met?

. . .

Section 26-09-060 - Multiple-family Dwellings.

Minimum parcel size. Multiple-family dwellings shall be located on a minimum parcel size of six thousand square feet with an additional one thousand *five-hundred* square feet required for each unit exceeding three.

Lot regulations. Multiple-family dwellings shall be set back at least *thirty-two “twenty”* feet from the established curb or any public street and *ten “five”* feet from any alley. “*For lots that are adjacent to existing structures that do not meet the minimum front setback requirements, the front setback shall be established as the lesser of the median average or mean average front setback of existing structures on that block.*” No multiple-family dwelling structure shall occupy more than sixty percent of the parcel on which it is located. No more than sixty percent of the open area shall be occupied by parking. The open area shall be properly landscaped and maintained. Multiple-family dwellings that are placed on corner lots bounded on two sides by public streets shall be set back at least thirty-two feet from the established curb of each street or in line with existing structures. Side yards, except on a corner lot shall be at least ten feet in width from the furthest projection.

NOTES:

Optional alternative: Consider removing all setback requirements above and replacing with a sentence that states multiple-family dwellings shall follow the same setback requirements as single-family dwellings as stated in Section 26-09-070.

Off-street parking. All multiple-family dwellings shall provide adequate, all-weather off-street parking at a rate of ~~two~~ *“one and a half (1.5)”* spaces per unit *“, rounded up to a whole number of parking spaces”*. Such parking shall be adequately lighted and drained and shall have access to public streets.

Optional alternative: Parking requirement may also be restructured on a by-bedroom basis. If so, the following parking requirement is recommended. *“One (1) space per one-bedroom or studio unit; one and a half (1.5) spaces per two-bedroom unit; and two (2) spaces per three-bedroom unit or larger.”*

Optional alternative: Building an additional off-street parking space often requires the removal of an on-street parking space. Consider allowing on-street parking immediately adjacent to a lot to count towards off-street parking requirements. Example language may include, *“Staff may approve reduced off-street parking requirements on a one-to-one basis for on-street parking spaces adjacent to a proposed development. All on-street parking shall be available for public use.”*

. . .

Section 26-09-070 - Single-family Dwellings — Single Mobile Homes, Single Manufactured Homes, Single Modular Homes and Duplexes.

Minimum parcel size. Single-family dwellings, single mobile homes, single manufactured homes, single modular homes and duplexes shall be located on a minimum parcel size of ~~five~~ *three* thousand square feet, with a minimum width of ~~fifty~~ *twenty five* feet. Single mobile homes, single manufactured homes, and single modular homes shall contain a living area of a minimum of six hundred square feet.

Setbacks. Single-family dwellings, single mobile homes, single manufactured homes and single modular homes and duplexes shall be set back a minimum of ~~thirty-two~~ *“twenty”* feet from the established curb of any public street or in line with existing structures. If placed on a corner lot bounded on two sides by a public street, the setback shall be at least ~~thirty-two~~ *“twenty”* feet from the established curb of each street or in line with existing structures. *“For lots that are adjacent to existing structures that do not meet the minimum front setback requirements, the front setback shall be established as the lesser of the median average or mean average front setback of existing structures on that block.”*

. . .

NOTES:

ARTICLE 26-10 - RESIDENTIAL ZONING DISTRICTS (RZD).

Sections:

Section 26-10-010 - Purpose.

It is the purpose of the residential zoning district to provide an environment for conventional single-family dwellings free of the traffic, noise and density of mixed residential or commercial areas.

(Ord. No. 621, Enacted, 3/7/83)

Section 26-10-020 - Use of right.

Uses of right in the RZD shall be as follows: single-family dwellings exclusive of mobile homes and manufactured homes, *“accessory dwelling units (ADUs)”* public uses compatible with a residential environment, accessory building and home occupation.

(Ord. No. 621, Enacted, 3/7/83; Ord. No. 856, Amended, 06/10/2008)

Section 26-10-030 - Conditional uses.

Conditional uses in the RZD shall be as follows: duplexes, multiple-family dwellings, churches, schools, and professional occupancies.

(Ord. No. 621, Enacted, 3/7/83)

Possible Addition: It is considered best practice to provide some level of guidance here on what conditions should be met in order to grant approval of the above conditional uses. Especially for duplexes and multiple-family dwellings, what are some of the conditions that should be met?

Section 26-10-040 - Performance standards.

These performance standards shall apply to all uses in the RZD:

(a) All structures and accessory buildings shall be set back a minimum of ~~thirty-two~~ *“twenty”* feet from the established curb of any public street or be in line with existing structures. Side yards, except on the corner lots shall be a minimum five feet in width from the furthest projection. *“For lots that are adjacent to existing structures that do not meet the minimum front setback requirements, the front setback shall be established as the lesser of the median average or mean average front setback of existing structures on that block.”*

(b) All single-family dwellings which are located on a corner lot bounded by two public streets shall have a setback of at least ~~thirty~~ *“twenty”* feet from the established curb of each street or in line with existing structures.

(c) All single-family dwellings shall be located on a minimum parcel size of ~~six~~ *“three”* thousand square feet. Duplexes shall be located on a minimum parcel size of ~~seven thousand five hundred~~ *“six thousand”* square feet and multiple-family dwellings shall be located on a minimum parcel size of seven thousand square feet with an additional one thousand ~~five hundred~~ square feet being added for each additional unit.

Possible Addition: The RZD district is the only zone that does not list a maximum building height provision, presumably by accident. Consider including max building height within this section for clarity.

. . .

ARTICLE 26-11 - LIMITED RESIDENTIAL ZONING DISTRICTS.

Sections:

Section 26-11-010 - Purpose.

It is the purpose of the limited residential zoning district to provide an environment for conventional single-family dwellings free from the traffic, noise, and density of residential and mixed residential or commercial areas. (Ord. No. 621, Enacted, 3/7/83)

Section 26-11-020 - Use of right.

Uses of right in the LRZD shall be as follows: single-family dwellings exclusive of mobile homes and manufactured homes, public uses compatible with a residential environment, accessory buildings and home occupations. (Ord. No. 621, Enacted, 3/7/83; Ord. No. 858, Amended, 06/10/2008)

Section 26-11-030 - Conditional uses.

Conditional uses in the LRZD shall be as follows: *“accessory dwelling units (AUDs), duplexes, and multiple-family dwellings compatible with the character of existing neighborhoods,”* churches, schools, medical clinics, and medical doctors' offices. (Ord. No. 621, Enacted, 3/7/83)

Possible Addition: It is considered best practice to provide some level of guidance here on what conditions should be met in order to grant approval of the above conditional uses. Especially for duplexes and multiple-family dwellings, what are some of the conditions that should be met?

Section 26-11-040 - Performance standards.

These performance standards shall apply to all uses in LRZD:

(a) All structures shall be set back a minimum of ~~thirty-two~~ *“twenty”* feet from the established curb of any public street or in line with existing structures. If placed on a corner lot, bounded on two sides by a public street, dwellings and accessory buildings shall be set back a minimum of ~~thirty-two~~ *“twenty”* from the established curb of each street or in line with existing structures. *“For lots that are adjacent to existing structures that do not meet the minimum front setback requirements, the front setback shall be established as the lesser of the median average or mean average front setback of existing structures on that block.”* The setback on the side yard shall be a minimum of five feet from the furthest projection.

(b) All single-family dwellings shall be located on a minimum parcel size of ~~eight~~ *“five”* thousand square feet with an additional one thousand five hundred square feet being added for each ~~town-house~~ *“additional”* unit.

APPENDIX



APPENDIX..... 28
 Community Workshop Slides..... 29
 Presentation of Findings Slides..... 52

Community Forum:

Housing, Community,
& Economy

Monday, Nov 4th, 5-7 PM
Lovell Community Center

Town of Lovell, WY



1.



Hi!

I'm Bud

Tymczyszyn
(tim-chiz-in)



2.



Land Use



Housing



Transportation



Economic
Development

3.



4.



2018 CBLI
Community Builders Leadership Institute
Lander, WY

5.



2018 CBLI
Community Builders Leadership Institute
Lander, WY

6.



7.



8.



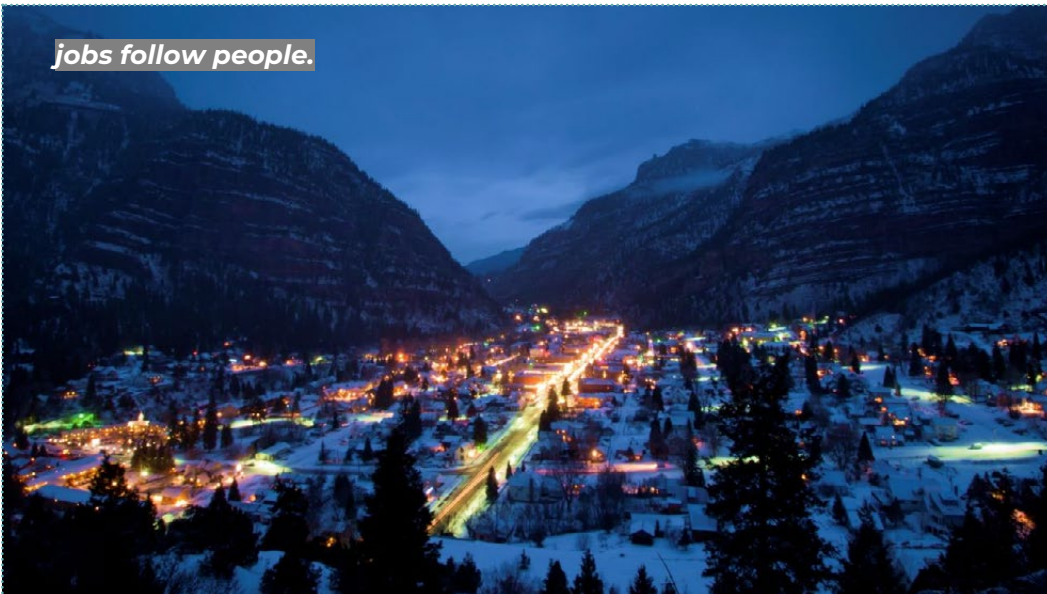
9.

Economic Shifts.



10.

jobs follow people.



11.

**people and businesses
are drawn to great places.**



12.



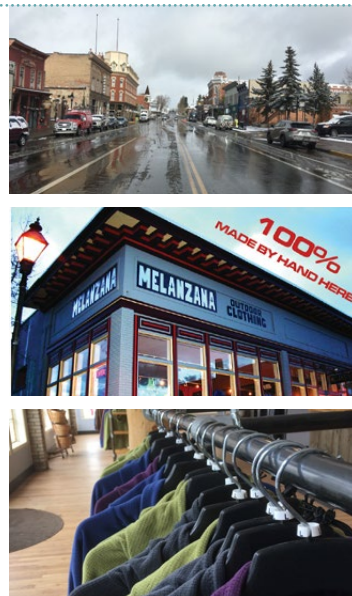
13.



14.



15.



Leadville, CO

Population 2,693
Elevation 10,151

16.



Carbondale, CO

Population 6,777

17.



Carbondale, CO

Population 6,777

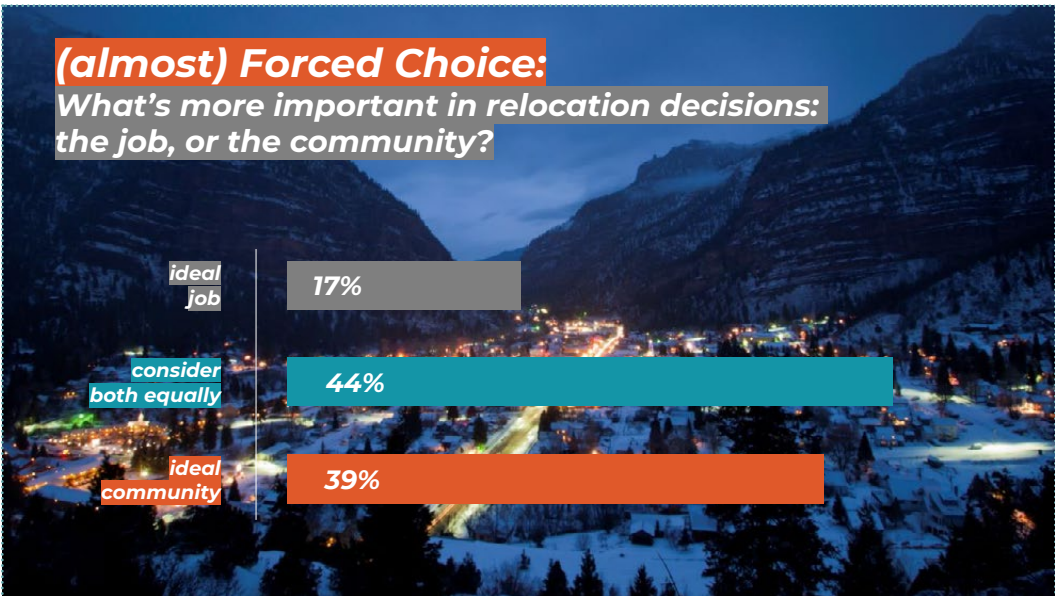
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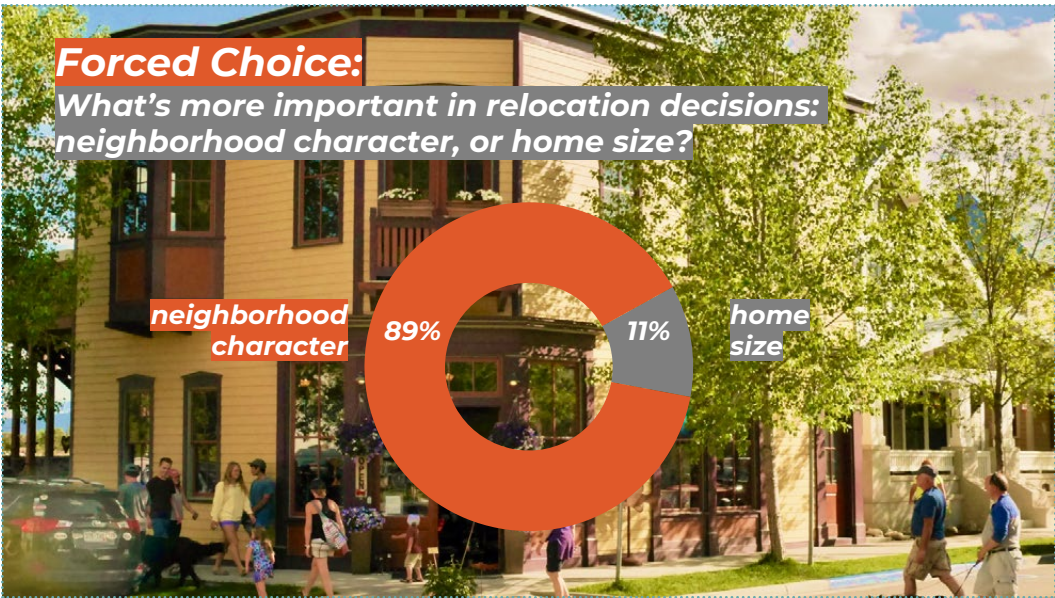
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20.



21.



22.



23.



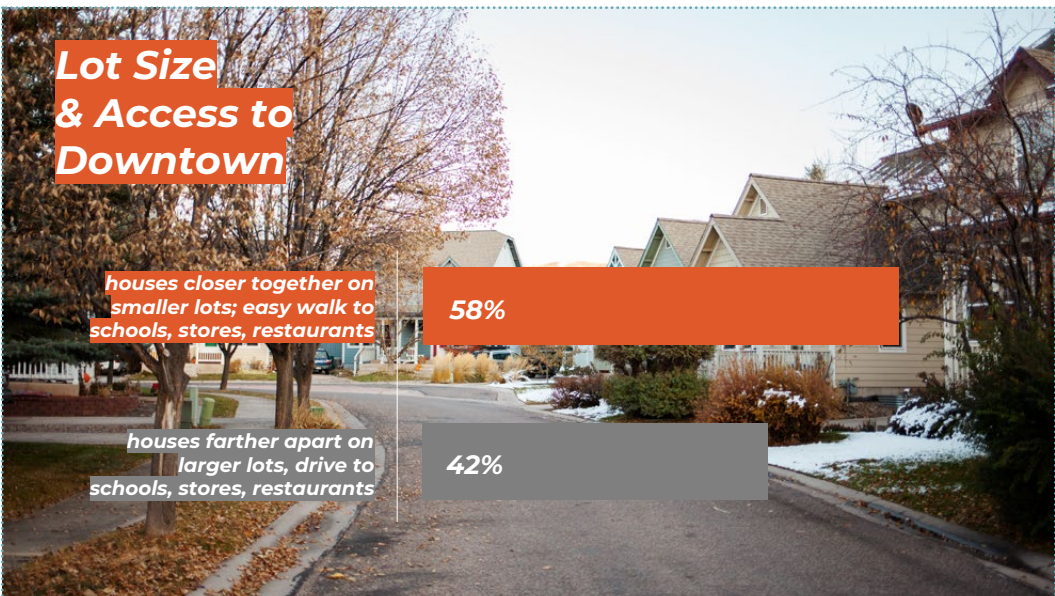
24.



25.



26.



27.

**Lot Size
& Access to
Recreation**

*houses closer together on
smaller lots; easy walk to
parks, playgrounds,
& recreation*

62%

*houses farther apart on
larger lots, drive to
parks, playgrounds,
& recreation*

38%

62%

38%

The Downtown Desire

own or rent a detached single-family house; drive to get downtown

63%

own or rent an apartment, condo, or townhouse; easy walk downtown

37%

63%

37%

City of Euclid
Official Zoning Map
(As amended through 11-19-2015)

Legend:

- LRZD (LIMITED RESIDENTIAL) 130 ACRES
- RZD (RESIDENTIAL) 218 ACRES
- MRZD (MIXED RESIDENTIAL) 133 ACRES
- HRZD (HIGHWAY BUSINESS) 12 ACRES
- CZD (COMMERCIAL) 81 ACRES
- IDZD (INDUSTRIAL) 69 ACRES
- TZD (TRANSITIONAL) 28 ACRES

City of Euclid
Official Zoning Map
(As amended through 11-19-2015)

Legend:

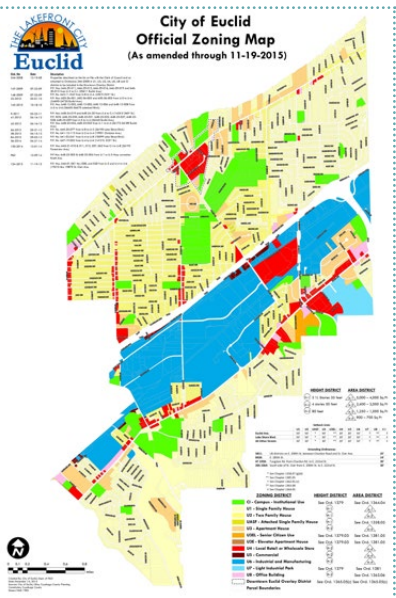
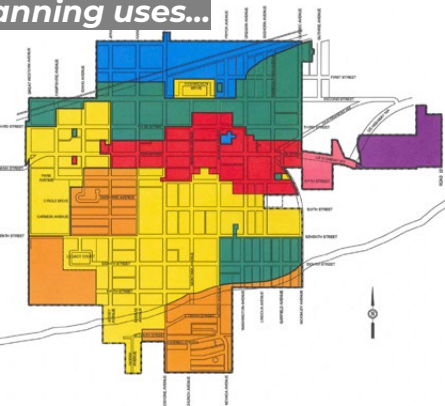
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- TZD (TRANSITIONAL) 28 ACRES

	LRZD (LIMITED RESIDENTIAL) 130 ACRES
	RZD (RESIDENTIAL) 218 ACRES
	MRZD (MIXED RESIDENTIAL) 133 ACRES
	HBZD (HIGHWAY BUSINESS) 12 ACRES
	CZD (COMMERCIAL) 81 ACRES
	IZD (INDUSTRIAL) 65 ACRES
	TZD (TRANSPORTATION) 28 ACRES



38 | APPENDIX

Rethinking how we plan

from planning uses
to planning great places.



31.

Discussion:

What's happening in your local economy?

- Trends?
- Challenges?
- Assets
- Opportunities



32.

Discussion:

What's happening with housing locally?

- Trends?
- Challenges?



33.

Defining Terms:

What's an affordable home?

1) A ratio...

- *Income v. housing expense*
- **Affordable** = spending 30% or less of household income.
- **Cost burdened** = paying > 30%

2) ...add in Transportation

- **Affordable** = spending less than 45% of housing + transportation



34.

In Lovell:

Population: **2,622** **11.7% growth**

Housing units: **1,104** (1,050 in 2010) **5.14% growth**

Vacant units: **195 // 17.7%** (133 in 2010) **43% increase**

Area Median Income: **\$43,906** **7.35% growth**

Median Property Value: **\$143,500** **21.1% growth**

Housing Cost Burden:

14% of mortgage-paying homeowners are cost-burdened in 2017

44% of renters are cost-burdened in 2017

2017 data - US Census / ACS

35.

In Lovell:

Housing Cost Burden:

14% of mortgage-paying homeowners are cost-burdened in 2017

44% of renters are cost-burdened in 2017

Housing + Transportation (H+T):

Overall, the average household in Lovell spends

19% of their income on housing

Overall, the average household in Lovell spends

28% of their income on transportation

47% of our local incomes go to housing & transportation

What does this mean for our local economy?

2017 data - US Census / ACS

36.

Why isn't housing affordable?

Key Drivers:

- **Jobs and Income**
 - Wages don't match housing costs
- **Lack of Housing Supply**
 - Supply isn't keeping pace with demand
- **Lack of Housing Diversity**
 - Too few choices to meet different needs and income levels
- **Development Costs**
 - Expensive to build quality housing
- **High Value Markets**
 - High cost of homes and property increase



37.

Measuring Need & Demand:

2018 Big Horn County Housing Report WY Business Council

HOUSING DEMAND ⁽⁴⁾

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed**	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$446	217	\$0-\$69,058	195
31% - 50%	\$446-\$744	87	\$69,058-\$115,200	170
51% - 80%	\$744-\$1,190	26	\$115,200-\$184,258	150
81% - 95%	\$1,190-\$1,413	—	\$184,258-\$218,942	10
96% - 115%	\$1,413-\$1,711	—	\$218,942-\$264,929	29
115%	\$1,711	4	\$264,929	29

38.

Measuring Need & Demand:

2018 Big Horn County Housing Report WY Business Council



BIG HORN COUNTY
AVERAGE HOUSING AGE ⁽⁵⁾
50

WYOMING
AVERAGE HOUSING AGE ⁽⁵⁾
42

59% of housing in Big Horn County was built before 1980
Pre-1980 housing may not meet current construction standards.

Big Horn County ranks 22nd in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Big Horn County's housing mix compare to other counties? ⁽⁶⁾		
Unit Type	Number of Units	Percent of Mix
Single Family	3,557	79.8%, (6)
Duplex	90	2.0%, (10)
Tri or Four Plex	51	1.1%, (22)
Apartment	174	3.9%, (17)
Trailer/Other	587	13.2%, (9)

Age of housing ⁽⁵⁾		
Year Built	Value*	Percent of Mix
<1939	116,500	19.2%
1940-49	131,500	10.0%
1950-59	137,700	11.1%
1960-69	132,800	10.0%
1970-79	153,100	18.8%
1980-89	161,500	10.2%
1990-99	169,900	8.9%
2000-09	255,800	10.7%
2010-Present	148,200	1.0%

39.



40.



41.



42.

Two routes to get there: Affordable Housing vs. Attainable Housing

Big 'A' Affordable

- Priced to be affordable to certain income levels
- Typically employs tools like deed restrictions
- **Regulatory:** Commonly done through strategically increased regulations (inclusionary zoning)
- **Example:** Forcing 10% of units in a new apartment building to be affordable

Small 'a' affordable

- AKA "**Attainable Housing**"
- Housing that is naturally more affordable through planning or design
- **Free Market:** Commonly done through strategically decreased regulations to enable more affordable building
- **Example:** Allowing homeowners to build "granny flats" or convert their home into a duplex

43.

Choices: Expanding Supply & Diversity

Housing Choices:

- **Type**
 - Bob wants a **single family home**
 - Jill wants an **apartment** or condo
- **Location**
 - Bob wants a **big yard** and a view
 - Jill wants to live where she can **walk to work**
- **Tenure**
 - Bob wants to **own**
 - Jill wants to **rent**
- **Price point**
 - Bob can handle a **\$2,000** mortgage payment
 - Jill needs to spend less than **\$650** a month



44.

A New, Old Response: "Missing Middle Housing"



45.



Single Family Home

46.



"Townhouses"

47.



"Apartment Building"
Glenwood Springs, CO

48.



The World's Ugliest
Apartment Complex

49.



"Missing Middle"
Housing Types

50.



Finding the
"Missing
Middle"
Glenwood Springs, CO

51.



52.



Original units: 1
Units today: 2

Running total:
Original units: 1
Units today: 2

53.



Original units: 1
Units today: 2

Running total:
Original units: 2
Units today: 4

54.



Original units: 1
Units today: 2

Running total:
Original units: 3
Units today: 6

55.



56.



57.



58.



59.



60.



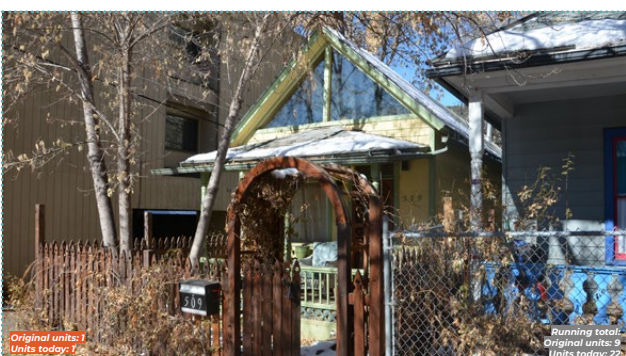
61.



62.



63.



64.



65.



66.



67.



68.



69.



70.



71.



72.



73.



74.



75.



76.



77.



78.



79.



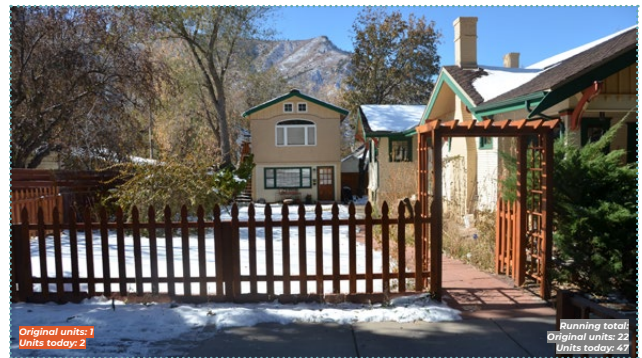
80.



81.



82.



83.



84.



85.



86.



87.



88.



Original units: 1
Units today: 2

Running total:
Original units: 24
Units today: 51

89.



90.



91.



Original units: 1
Units today: 2

Running total:
Original units: 24
Units today: 50

92.



Original units: 1
Units today: 3

Running total:
Original units: 25
Units today: 53

93.



Original units: 1
Units today: 2

Running total:
Original units: 25
Units today: 55

94.



Original units: 3
Units today: 8

Running total:
Original units: 29
Units today: 64

95.

Finding the “Missing Middle”

Glenwood Springs, CO

Running total:

Original units: 29

Units today: 64

96.

A New, Old Response: “Missing Middle Housing”

- Greatly increase the housing supply
- Greatly increase housing diversity / choices
- Provide smaller units that are “naturally affordable”
- Fit within existing “single-family” neighborhoods
- Cheaper, more cost-effective, less risky to build
 - More “local” landlords
- Supports homeownership > “Mortgage helper”
- Helps family shifts and “aging in place”
 - Kids moving out, or parents moving in

97.

Discussion: How do we respond?

What’s happening with
housing locally?

- Trends?
- Challenges?
- Assets
- Opportunities

98.

Policy Alignment:

- What's your favorite building in town?
- If it burned down tomorrow, could you rebuild it?
- Are your own regulations getting in the way?

Interiors Building
Gunnison, CO
Pop 6,530

99.

Policy Alignment:

Requires
45-50'
(Code only
allows 35')

Cornice
~ 5'

Residential
or Office Floors
~ 10-12'
each

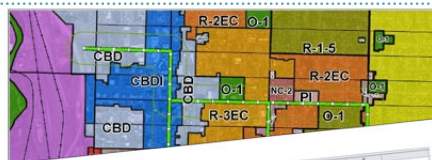
Active
Ground Floor
~ 15-18'

Interiors Building
Gunnison, CO
Pop 6,530



100.

Policy Alignment:



Retail, entertainment and office:		
Banks (including branch and drive-through)		1 stall per 300 square feet plus required stacking space for drive-through
Dining and drinking establishments (including taverns, private clubs)		1 stall per 75 square feet of building
If dancing and/or entertainment is provided		1 stall per 50 square feet of building
Funeral home, mortuaries and crematoriums		That's 20 spaces per 1,000 Sq Ft! 1 stall per 300 square feet of building
General commercial and retail sales		1 stall per 300 square feet plus requirement for storage areas listed above
Health and athletic clubs, aerobics		1 stall per 125 square feet of building

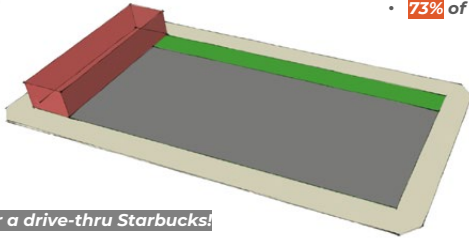
101.

Policy Alignment:

Lot Size (Sq Ft): 10000
Building Sq Ft: 1154
FAR: 0.12
Parking Spaces: 23
Parking Site Area: 73.36%
Project Return: 1.08%

Parking Vs. the Local Entrepreneur

- 20 Spaces per 1,000 Sq Ft of Building
- Only 10% of site available for building
 - 73% of the lot is parking



Works for a drive-thru Starbucks!

Requires high rents and national chain tenants

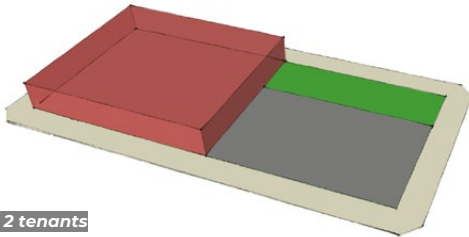
102.

Policy Alignment:

Lot Size (Sq Ft): 10000
Building Sq Ft: 5215
FAR: 0.52
Parking Spaces: 10
Parking Site Area: 32.85%
Project Return: 8.78%

Parking Vs. the Local Entrepreneur

- 2 Spaces per 1,000 Sq Ft of Building
- 33% of the lot is parking



Space for 2 tenants

More affordable to local tenants

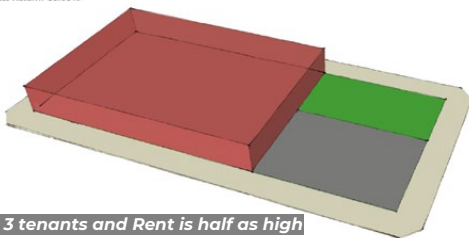
103.

Policy Alignment:

Lot Size (Sq Ft): 10000
Building Sq Ft: 6464
FAR: 0.65
Parking Spaces: 6
Parking Site Area: 20.36%
Project Return: 11.08%

Parking Vs. the Local Entrepreneur

- 1 Spaces per 1,000 Sq Ft of Building
- 20% of the lot is parking



Space for 3 tenants and Rent is half as high

Local tenants rejoice!

104.

Discussion:

What's your vision for the future of housing in Lovell?

- What types?
- What does it look like?
- Where?



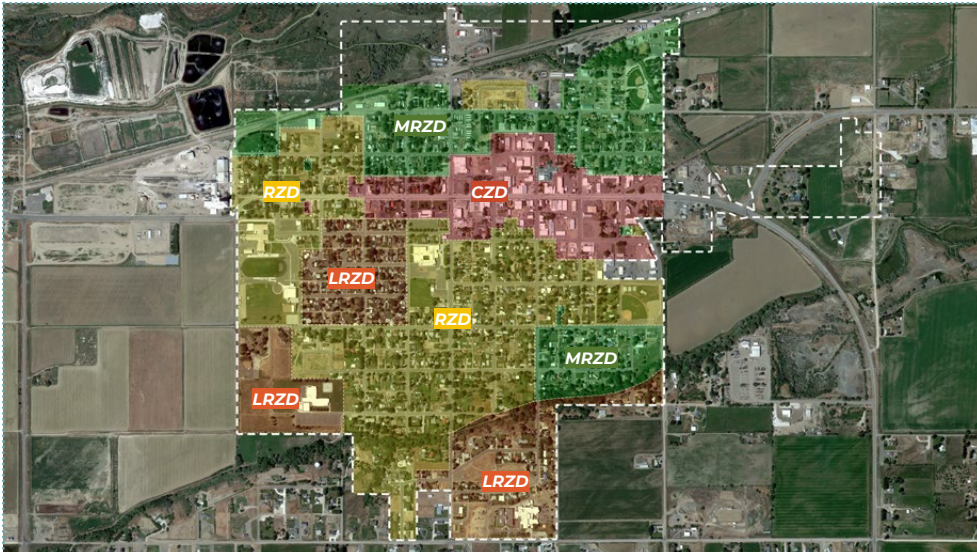
105.

Code Study: Presentation of Findings

Tuesday, Nov 5th
Lovell Community Center
Town of Lovell, WY



1.



2.

General Recommendations:

Recommendations

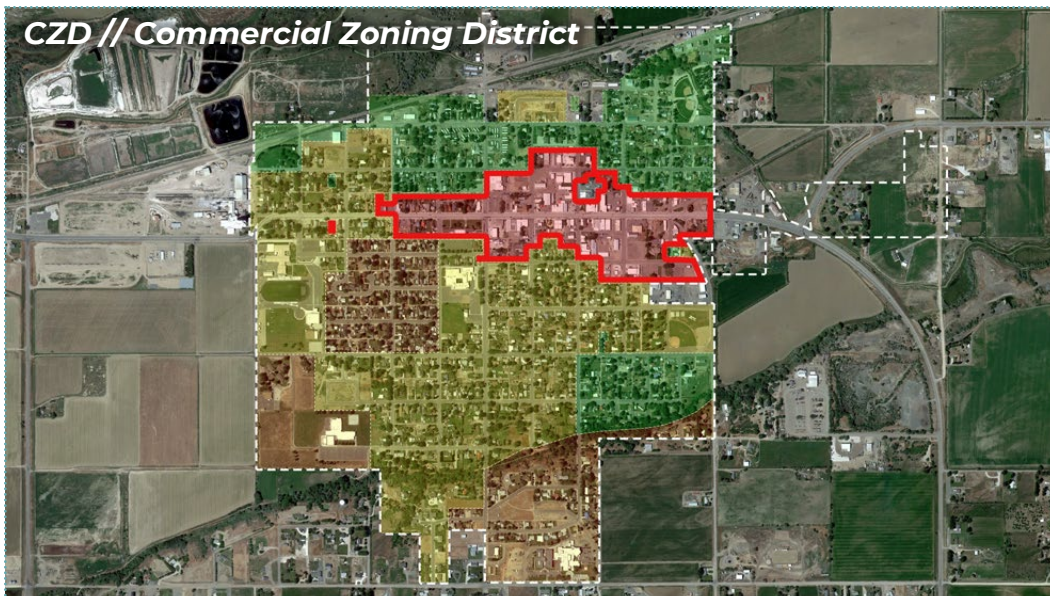
Clarity:

- Make the code easier to read & understand
 - Consider guidance tables in code
 - Or a code "guide" that helps folks understand particularly confusing pieces

Setbacks:

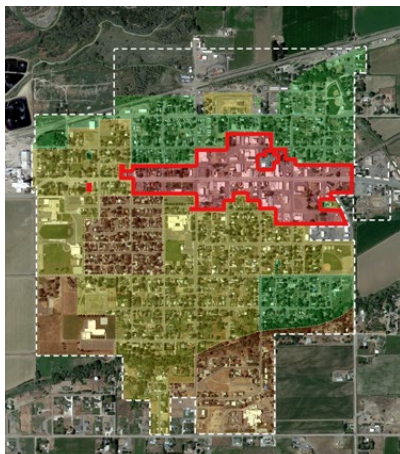
- Many setbacks are non-conforming to code. Consider adopting a "contextual setback" clause or "historic setback" clause

3.



4.

CZD // Commercial Zoning District



Intent:

The CZD is established to provide a local area for retail business within the town. It is intended to be or to become an area of attached multistory buildings with nearly total lot coverage and fire-resistant construction. Businesses in this area utilize primarily on-street, municipal, or private parking and pedestrian circulation.

By-Right Uses:

Retail businesses, professional offices, and public uses compatible with a central business district location except certain businesses which have open materials handling, storage yards, or open sales areas.

Conditional Uses:

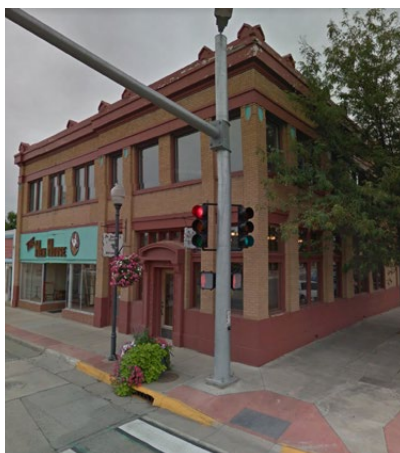
Service stations with underground fuel storage, **dwelling units located above retail businesses or professional offices**, and any retail business or professional offices, and any retail business or professional office which has open materials handling storage yards, or open sales areas.

Red Flag:

- **Residential as conditional.** Residential is essential for providing life and economic vibrancy to downtown districts. Requiring conditional approval dissuades fulfilling this need.
- **Residential only not listed at all.** Residential-only project should not be allowed directly on main street, but may be desired in the CZD zone off of Main. If so, state it in uses.

5.

CZD // Commercial Zoning District



Intent:

The CZD is established to provide a local area for retail business within the town. It is intended to be or to become an area of attached multistory buildings with nearly total lot coverage and fire-resistant construction. Businesses in this area utilize primarily on-street, municipal, or private parking and pedestrian circulation.

Dimensional Standards:

- **Max height: 35'** <- would allow a historic 2-story structure,
- **Setbacks: 10'** <- but not 3-story structure

<- Scenario 1: Could you rebuild this building?

Yes, you could!

Red Flags:

- **Residential as conditional.** Upstairs residential is a historic use, in character, and necessary for a strong local economy. Why require a conditional approval process?
- **10' Setback.** This is set for utility space under sidewalks, but assumes all lot lines abut the curb. Adding detail may help future issues. For example, no front setback is required, but a 10' wide sidewalk and utility easement must be provided.

6.

CZD // Commercial Zoning District

Recommendations

Uses:

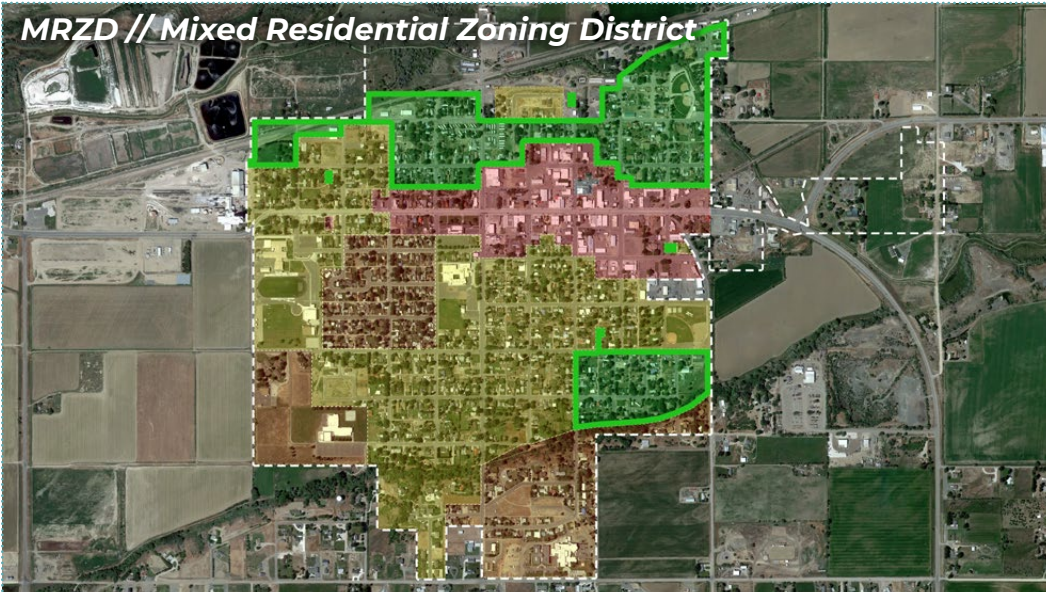
- Make "dwelling units located above retail businesses or professional offices" allowed instead of conditional
- Allow residential not only above, but behind businesses. But, prohibit ground-level residential fronting Main. This helps new retailers fill historically large retail space.
- Allow multifamily residential uses in general, but off of Main Street.

Setbacks:

- Consider replacing 10' front setback requirement with a requirement to provide a 10' wide sidewalk.

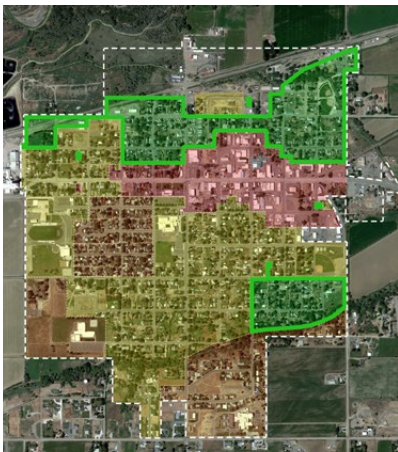
7.

MRZD // Mixed Residential Zoning District



8.

MRZD // Mixed Residential Zoning District



Intent:

It is the purpose of the MRZD to provide a residential environment for residents of low and moderate income housing, mobile homes, and **multiple-family dwellings**.

By-Right Uses:

single-family dwellings, single mobile homes, single manufactured homes, single modular homes, duplexes, and public uses compatible with a residential environment, and home occupations.

Conditional Uses:

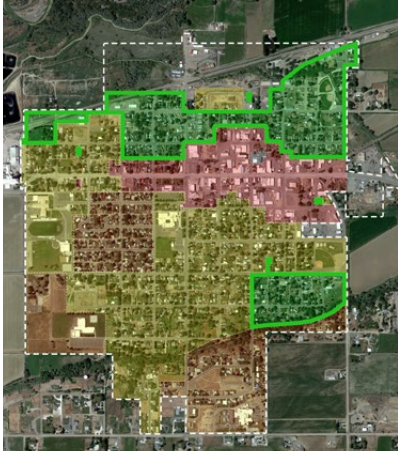
mobile home parks, **multiple-family dwellings**, churches, schools, day care centers, and professional occupancies.

Red Flag:

- **Intent / Use Inconsistency.** If the zone's intent is to provide multiple-family dwellings, then multiple-family dwellings should be listed as *allowed* uses, not *conditional* uses.
 - **Recommendation:** List multiple-family dwellings as *allow use*. This can also be done up to a specific unit level, such as a "multi-family up to four units".

9.

MRZD // Mixed Residential Zoning District



Intent:

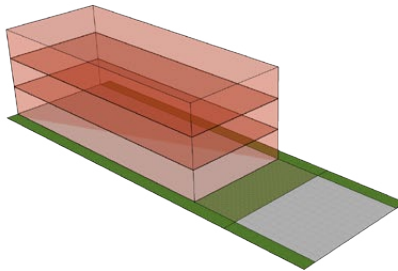
It is the purpose of the MRZD to provide a residential environment for residents of low and moderate income housing, mobile homes, and multiple-family dwellings.

Dimensional Standards:

- **Max height:** 35'
- **Minimum lot size:**
 - Single family – 5,000 sf
 - Duplex & Triplex – 6,000 sf
 - Each additional – 1,500 sf
- **Minimum lot width:** 50'
- **Parking requirement:** 2 space / unit
- **Maximum lot coverage:** 60%
- **Setbacks for Single Family:**
 - Front: 32'
 - Rear: n/a
 - Side: 5'
- **Setbacks for Multi-Family:**
 - Front: 32'
 - Rear: 10'
 - Side: 10'

10.

MRZD // Mixed Residential Zoning District



Scenario 1: What fits today?

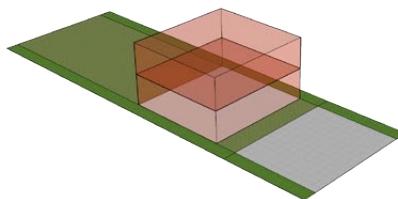
Maxing it out: Giant Single Family House

- 3 stories // 14,000sf
- \$1.5M

Setbacks: 37%
Building Footprint: 60%
 Addt'l Landscaping: 3%
 Parking: 10% (within front setback)

(1.5) 11.

MRZD // Mixed Residential Zoning District



Scenario 1: What fits today?

Maxing it out: Giant Single Family House

- 3 stories // 14,000sf
- \$1.5M

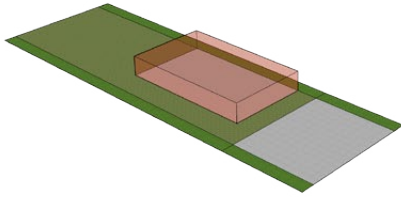
What the lot suggests:

- 2 stories // 3,000sf
- \$556k sale // \$3,650 rent

Setbacks: 37%
Building Footprint: 26%
 Addt'l Landscaping: 37%
 Parking: 10% (within front setback)

(1.6) 12.

MRZD // Mixed Residential Zoning District



Setbacks: 37%
Building Footprint: 26%
Addt'l Landscaping: 37%
Parking: 10% (within front setback)

Scenario 1: What fits today?

Maxing it out: Giant Single Family House

- 3 stories // 14,000sf
- \$1.5M

What the lot suggests:

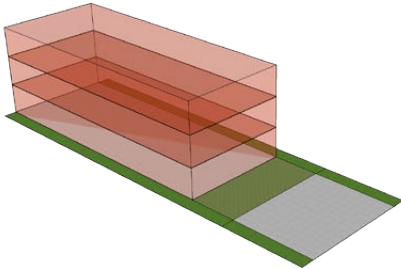
- 2 stories // 3,000sf
- \$556k sale // \$3,650 rent

What's typical in the zone: Modest Single Family House

- 1 story // 1,500sf
- \$297k sale // \$2,000 rent

(1.7) 13.

MRZD // Mixed Residential Zoning District



Setbacks: 37%
Building Footprint: 60%
Addt'l Landscaping: 3%
Parking: 10% (within front setback)

Scenario 1: What fits today?

Maxing it out: Giant Single Family House

- 3 stories // 14,000sf
- \$1.5M

What the lot suggests:

- 2 stories // 3,000sf
- \$556k sale // \$3,650 rent

What's typical in the zone: Modest Single Family House

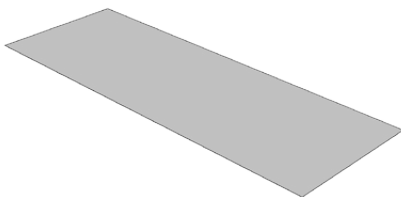
- 1 story // 1,500sf
- \$297k sale // \$2,000 rent

Lessons:

- The existing building envelope is **very** large
 - But the number of units you can put within it is limited
- Building single-family is not exactly affordable

(1.7) 14.

MRZD // Mixed Residential Zoning District

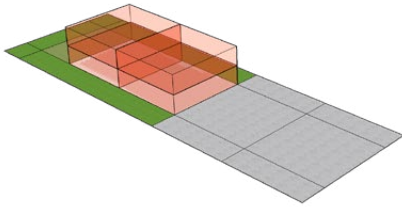


Scenario 2: Is multi-family possible?

The zone intent states that this zone is for multi-family housing.
What would it actually take to build a fourplex?

15.

MRZD // Mixed Residential Zoning District



Setbacks: 57%
Parking: 43% (21% overlaps w/ front setback)
Addt'l Landscaping: 5%
Building Footprint: 26%

Scenario 2: Is multi-family possible?

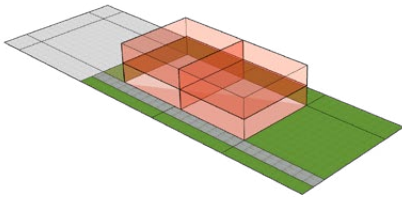
The zone intent states that this zone is for multi-family housing. What would it actually take to build a fourplex, duplex, or triplex?

Fourplex:

- allowed on a standard 7,500sf lot
- 8 parking space required // 3,200sf
 - Large front setback prohibits rear parking
- 4 units // 750sf, 2br apartments
- \$137k sale // \$920 rent

(1) 16.

MRZD // Mixed Residential Zoning District



Setbacks: 57%
Parking: 32% (6% overlaps w/ rear setback)
Addt'l Landscaping: 2%
Building Footprint: 26%

Scenario 2: Is multi-family possible?

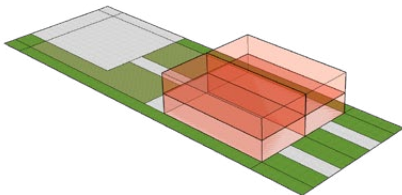
The zone intent states that this zone is for multi-family housing. What would it actually take to build a fourplex, duplex, or triplex?

Fourplex:

- allowed on a standard 7,500sf lot
 - 8 parking space required // 3,200sf
 - Large front setback prohibits rear parking
 - 4 units // 750sf, 2br apartments
 - \$137k sale // \$920 rent
- **Recommendation:**
 - **Reduce parking** req from 2 to 1.5 allow parking to be small enough to fit in the back (on alley-loaded streets)

(18) 17.

MRZD // Mixed Residential Zoning District



Setbacks: 36%
Parking: 24% in (13% overlaps w/ front setback)
Addt'l Landscaping: 27%
Building Footprint: 26%

Scenario 2: Is multi-family possible?

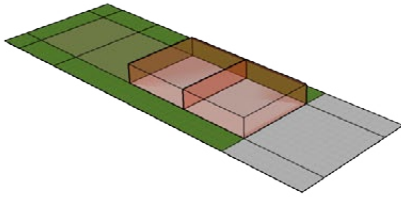
The zone intent states that this zone is for multi-family housing. What would it actually take to build a fourplex, duplex, or triplex?

Fourplex:

- allowed on a standard 7,500sf lot
 - 8 parking space required // 3,200sf
 - Large front setback prohibits rear parking
 - 4 units // 750sf, 2br apartments
 - \$137k sale // \$920 rent
- **Recommendation:**
 - **Reduce parking** req from 2 to 1.5 allow parking to be small enough to fit in the back (on alley-loaded streets)
 - **Reduce setbacks** to be consistent with single family (5' sides) and historic front setbacks (closer to 20') for better neighborhood design

(182) 18.

MRZD // Mixed Residential Zoning District



Setbacks: 57%
Parking: 21% (100% within front setback)
Addt'l Landscaping: 17%
Building Footprint: 26%

Scenario 2: Is multi-family possible?

The zone intent states that this zone is for multi-family housing.
What would it actually take to build a fourplex, duplex, or triplex?

Fourplex:

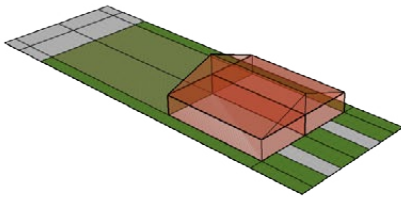
- 4 units // 750sf, 2br apartments
- \$137k sale // \$920 rent

Duplex:

- 2 units // 750sf, 2br apartments
- \$148k sale // \$1,000 rent

(1C) 19.

MRZD // Mixed Residential Zoning District



Setbacks: ~~57%~~ -> 36%
Parking: ~~21%~~ -> 16%
(6% within rear setback)
Addt'l Landscaping: ~~17%~~ -> 28%
Building Footprint: 26%

Scenario 2: Is multi-family possible?

The zone intent states that this zone is for multi-family housing.
What would it actually take to build a fourplex, duplex, or triplex?

Fourplex:

- 4 units // 750sf, 2br apartments
- \$137k sale // \$920 rent

Duplex:

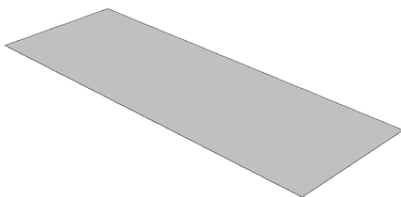
- 2 units // 750sf, 2br apartments
- \$148k sale // \$1,000 rent

• Recommendation:

- **Reduce parking** req from 2 to 1.5 allow parking to be small enough to fit in the back (on alley-loaded streets)
- **Reduce setbacks** to be consistent with single family (5' sides) and historic front setbacks (closer to 20') for better neighborhood design

(1C2) 20.

MRZD // Mixed Residential Zoning District



Scenario 3: What about a 6-plex?

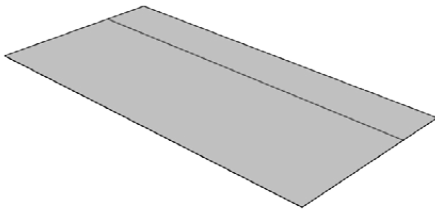
The zone intent states that this zone is for multi-family housing.
What would it actually take to build a sixplex?

Six-plex:

- Conditional use, would need review/approval
- Not allowed on a standard 7,500sf lot

(1C) 21.

MRZD // Mixed Residential Zoning District



Scenario 3: What about a 6-plex?

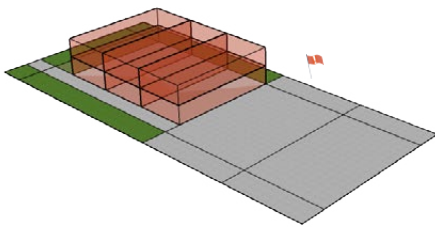
The zone intent states that this zone is for multi-family housing. What would it actually take to build a sixplex?

Six-plex:

- Conditional use, would need review/approval
- **Not** allowed on a standard 7,500sf lot – need 10,500
 - (Just over a lot an a half)

(10) 22.

MRZD // Mixed Residential Zoning District



Setbacks: 49%
Parking: 46% (21% within front setback)
Addt'l Landscaping: 6%
Building Footprint: 28%

Scenario 3: What about a 6-plex?

The zone intent states that this zone is for multi-family housing. What would it actually take to build a sixplex?

Six-plex:

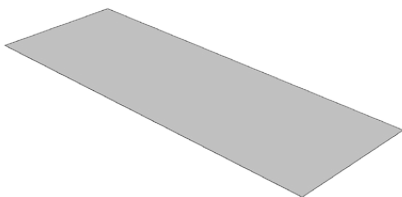
- Conditional use, would need review/approval
- **Not** allowed on a standard 7,500sf lot – need 10,500
- Parking // 12 spaces required // 4,800sf // 46% of lot
 - Large front setback requires parking to be in front
- 6 units // 750sf, 2br apartments
- \$138k sale // \$910 rent
 - (fourplex \$137k sale // \$920 rent)

Red Flag:

- **No increased affordability.** The cost of extra land needed due to high minimum lot size means a 6plex unit costs almost the same as a fourplex unit.
- **Neighborhood form.** The large front parking lot forces a building form that does not mesh well with existing neighborhood character.

23.

MRZD // Mixed Residential Zoning District



Scenario 3: What about a 6-plex?

The zone intent states that this zone is for multi-family housing. What would it actually take to build a sixplex?

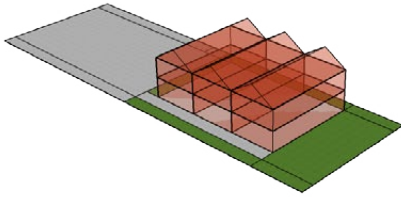
Six-plex under today's standards:

- 6 units // 750sf, 2br apartments
- \$138k sale // \$910 rent

Six-plex on standard lot:

(3B) 24.

MRZD // Mixed Residential Zoning District



Setbacks: 37%
 Parking: 43% (9% in side setbacks)
 Addt'l Landscaping: 11%
 Building Footprint: 24%

Scenario 3: What about a 6-plex?

The zone intent states that this zone is for multi-family housing. What would it actually take to build a sixplex?

Six-plex under today's standards:

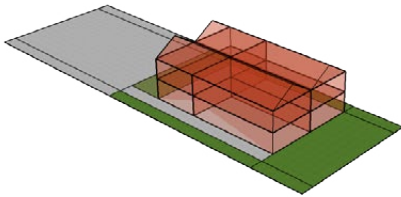
- 6 units // 750sf, 2br apartments
- \$138k sale // \$910 rent

Six-plex on standard lot:

- Impossible to fit under today's setback and parking regs
- Use recommended:
 - Setbacks (front 20' / historic, sides 5' / single family)
 - Parking 1.5 / unit – *still too big to fit 2 br units*
- 3 units // 2 br, 1.5 story lofted // 750 sf
 - \$118K sale // \$900 rent
- 3 units // 1 br, 1st floor // 550 sf
 - \$85K sale // \$650 rent

(3B) 25.

MRZD // Mixed Residential Zoning District



Setbacks: 37%
 Parking: 38% (9% in side setbacks)
 Addt'l Landscaping: 10%
 Building Footprint: 24%

Scenario 3: What about a 6-plex?

The zone intent states that this zone is for multi-family housing. What would it actually take to build a sixplex?

Six-plex under today's standards:

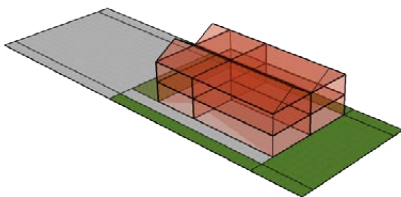
- 6 units // 750sf, 2br apartments
- \$138k sale // \$910 rent

Six-plex on standard lot:

- Impossible to fit under today's setback and parking regs
- Use recommended:
 - Setbacks (front 20' / historic, sides 5' / single family)
 - Parking 1.5 / unit – *still too big to fit 2 br units*
- 3 units // 2 br, 1.5 story lofted // 750 sf
 - \$118K sale // \$900 rent
- 3 units // 1 br, 1st floor // 550 sf
 - \$85K sale // \$650 rent

(3B) 26.

MRZD // Mixed Residential Zoning District

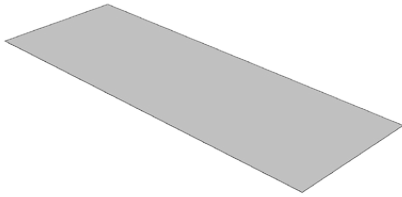


Setbacks: 37%
 Parking: 38% (9% in side setbacks)
 Addt'l Landscaping: 10%
 Building Footprint: 24%



(3B) 27.

MRZD // Mixed Residential Zoning District



Scenario 4: Small-lot single family

Small-lot single family is a great way to introduce gentle density in a way that maintains existing neighborhood character. What would make it possible on a standard lot?

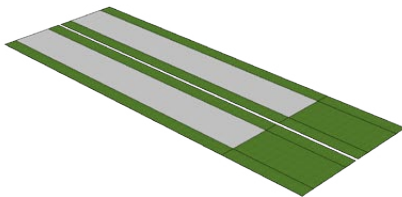
Small lot single family:

- **Not allowed today**
 - Minimum lot size
 - Minimum lot width

(3/5)

28.

MRZD // Mixed Residential Zoning District



Setbacks: 53%

Scenario 4: Small-lot single family

Small-lot single family is a great way to introduce gentle density in a way that maintains existing neighborhood character. What would make it possible on a standard lot?

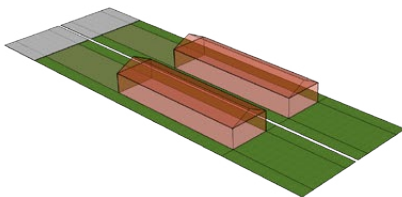
Small lot single family:

- **Not allowed today**
 - Minimum lot size – change to 3,000 for SF
 - Minimum lot width – drop to 25'

(3/5)

29.

MRZD // Mixed Residential Zoning District



Setbacks: 53%

Parking: 13% (5% in rear setbacks)

Add'l Landscaping: 18%

Building Footprint: 22%

Scenario 4: Small-lot single family

Small-lot single family is a great way to introduce gentle density in a way that maintains existing neighborhood character. What would make it possible on a standard lot?

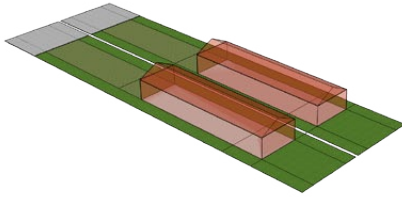
Small lot single family:

- **Not allowed today**
 - Minimum lot size – change to 3,000 for SF
 - Minimum lot width – drop to 25'
- Large front setbacks encourage front parking
- 1 unit small house on each
- 15' wide "shotgun" style, 750sf, 2br house
- \$148k sale // \$1,000 rent

(3/5)

30.

MRZD // Mixed Residential Zoning District



Setbacks: 48%
 Parking: 13% (5% in rear setbacks)
 Addt'l Landscaping: 23%
 Building Footprint: 22%

Scenario 4: Small-lot single family

Small-lot single family is a great way to introduce gentle density in a way that maintains existing neighborhood character. What would make it possible on a standard lot?

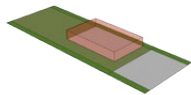
Small lot single family:

- **Not allowed today**
 - Minimum lot size – *change to 3,000 for SF*
 - Minimum lot width – *drop to 25'*
- Large front setbacks encourage front parking
- 1 unit small house on each
- 15' wide "shotgun" style, 750sf, 2br house
- \$148k sale // \$1,000 rent

(3/5) 31.

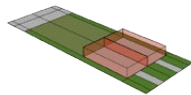
MRZD // Mixed Residential Zoning District

Affordability:



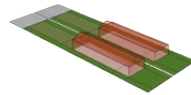
Typical Single Family House

- 1 story // 1,500sf
- \$297k sale // \$2,000 rent



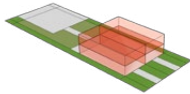
Duplex:

- 2 units // 750sf, 2br
- \$148k sale // \$1,000 rent



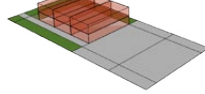
Small Lot Single Family:

- 750sf, 2br
- \$148k sale // \$1,000 rent



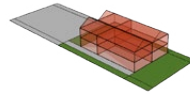
Fourplex:

- 4 units // 750sf, 2br apts
- \$137k sale // \$920 rent



Big lot 6-plex:

- 6 units // 750sf, 2br apts
- \$138k sale // \$910 rent



Compact 6-plex:

- 6 units // 750sf, 2 br (3) // 550sf, 1 br (3)
- 2 br // \$118K sale // \$900 rent
- 1 br // \$85K sale // \$650 rent

32.

MRZD // Mixed Residential Zoning District

Recommendations

Uses:

- List must-family dwellings as an allowed use
- Up to what limit? Fourplex?

Minimum lot size:

- Reduce from 5,000 to 3,000 for Single Family to allow small lot single family
- Consider allowing a 6-plex on a standard lot (even if a 6-plex is still a conditional use)

Minimum lot width:

- Reduce from 50' to 20' to allow small lot single family

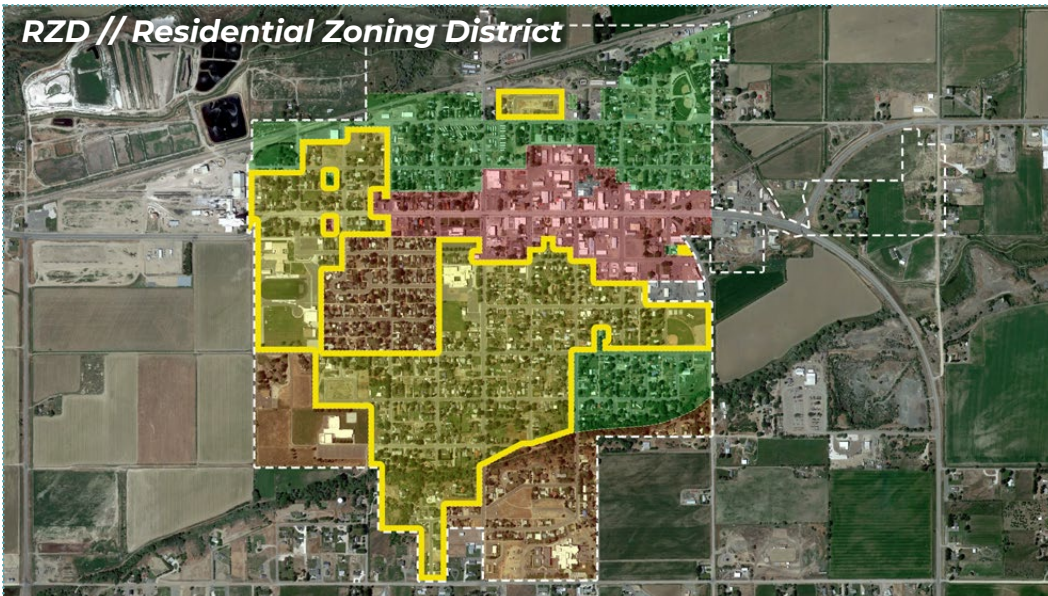
Parking Requirement:

- Reduce from 2/unit to 1.5 per unit
- Or consider a stacked system: 1/1 br unit, 1.5/2 br unit, 2/3+ br unit, etc

Setbacks:

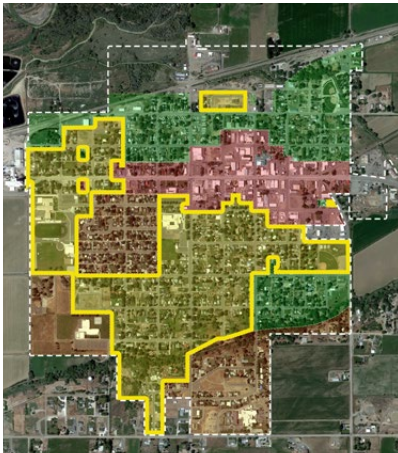
- Reduce front setbacks in general, use historic/contextual
- Make setbacks for multi-family the same as for single family by changing side setback from 10' to 5'

33.



34.

RZD // Residential Zoning District



Intent:

It is the purpose of the residential zoning district to provide an environment for conventional single-family dwellings free of the traffic, noise and density of mixed residential or commercial areas.

By-Right Uses:

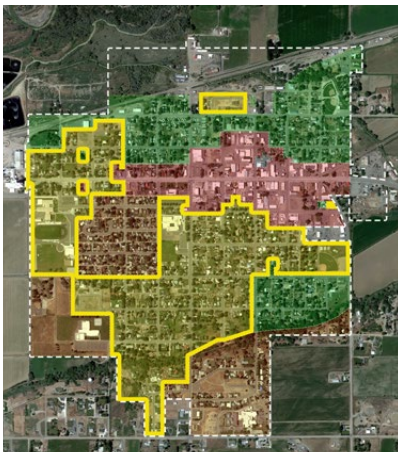
single-family dwellings exclusive of mobile homes and manufactured homes, public uses compatible with a residential environment, accessory buildings and home occupation.

Conditional Uses:

duplexes, **multiple-family dwellings**, churches, schools, and professional occupancies.

35.

RZD // Residential Zoning District & Limited



Intent:

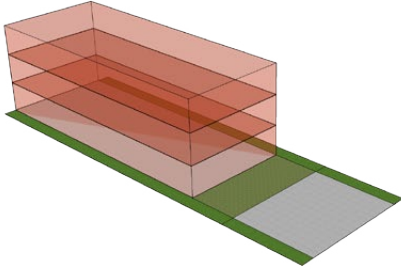
It is the purpose of the residential zoning district to provide an environment for conventional single-family dwellings free of the traffic, noise and density of mixed residential or commercial areas.

Dimensional Standards:

- **Max height:** N/A
- **Minimum lot size in RZD:**
 - Single family – 6,000 sf
 - Duplex – 7,500 sf
 - Multifamily – 7,000 for first two units, 1,500 sf for each additional
- **Minimum lot width:** N/A
- **Parking requirement:** "sufficient"
- **Maximum lot coverage:** 60%
- **Setbacks:**
 - Front: 32'
 - Rear: N/A
 - Side: 5'

36.

RZD // Residential Zoning District



Scenario 1: What fits today?

Maxing it out: Giant Single Family House

- 3 stories // 14,000sf
- \$1.5M

Setbacks: 37%

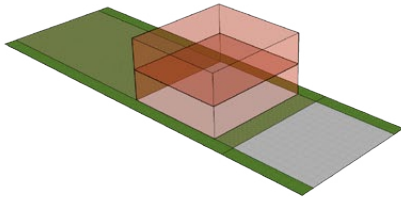
Building Footprint: 60%

Add'l Landscaping: 3%

Parking: 10% (within front setback)

(1.5) 37.

RZD // Residential Zoning District



Scenario 1: What fits today?

Maxing it out: Giant Single Family House

- 3 stories // 14,000sf
- \$1.5M

What the lot suggests:

- 2 stories // 3,000sf
- \$556k sale // \$3,650 rent

Setbacks: 37%

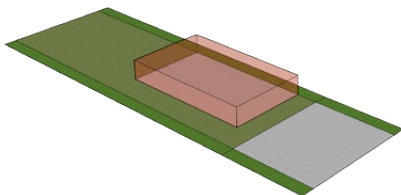
Building Footprint: 26%

Add'l Landscaping: 37%

Parking: 10% (within front setback)

(1.6) 38.

RZD // Residential Zoning District



Scenario 1: What fits today?

Maxing it out: Giant Single Family House

- 3 stories // 14,000sf
- \$1.5M

What the lot suggests:

- 2 stories // 3,000sf
- \$556k sale // \$3,650 rent

What's typical in the zone: Modest Single Family House

- 1 story // 1,500sf
- \$297k sale // \$2,000 rent

Setbacks: 37%

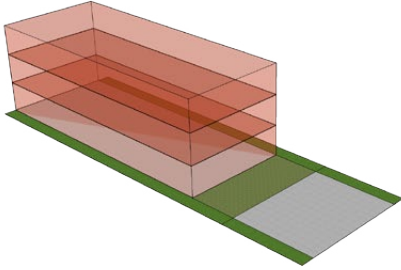
Building Footprint: 26%

Add'l Landscaping: 37%

Parking: 10% (within front setback)

(1.7) 39.

RZD // Residential Zoning District



Setbacks: 37%
Building Footprint: 60%
Addt'l Landscaping: 3%
Parking: 10% (within front setback)

Scenario 1: What fits today?

Maxing it out: Giant Single Family House

- 3 stories // 14,000sf
- \$1.5M

What the lot suggests:

- 2 stories // 3,000sf
- \$556k sale // \$3,650 rent

What's typical in the zone: Modest Single Family House

- 1 story // 1,500sf
- \$297k sale // \$2,000 rent

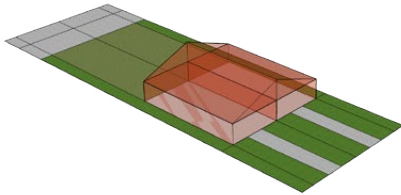
Lessons:

- The existing building envelope is **very** large
 - But the number of units you can put within it is limited
- Building single-family is not exactly affordable

(1.7)

40.

RZD // Residential Zoning District



Setbacks: 37%
Parking: ?? based on "adequate"
1.5 per unit -> 16% (6% within rear setback)
Addt'l Landscaping: 28%
Building Footprint: 26%

Scenario 2: How about a duplex?

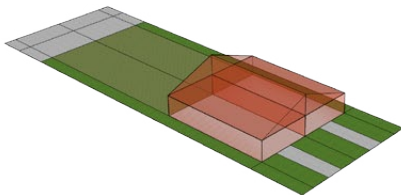
What would it actually take to build a duplex in RZD?

Duplex:

- Same as in MRZD
- 2 units // 750sf, 2br apartments
- \$148k sale // \$1,000 rent

41.

RZD // Residential Zoning District



Setbacks: 31%
Parking: ?? based on "adequate"
1.5 per unit -> 16% (6% within rear setback)
Addt'l Landscaping: 34%
Building Footprint: 26%

Scenario 2: How about a duplex?

What would it actually take to build a duplex in RZD?

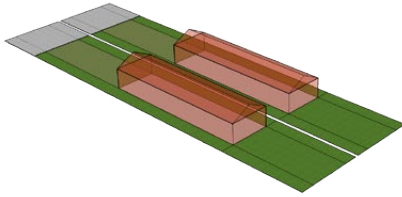
Duplex:

- Same as in MRZD
- 2 units // 750sf, 2br apartments
- \$148k sale // \$1,000 rent

Reduce setbacks to be consistent with existing

42.

RZD // Residential Zoning District



Setbacks: 53%
Parking: 13% (5% in rear setbacks)
Addt'l Landscaping: 18%
Building Footprint: 22%

Scenario 3: Small-lot single family

Small-lot single family is a great way to introduce gentle density in a way that maintains existing neighborhood character. What would make it possible on a standard lot?

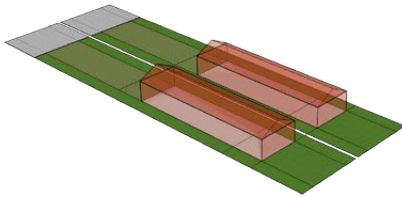
Small lot single family:

- **Not allowed today**
 - Minimum lot size – *change to 3,000 for SF*
- Large front setbacks *encourage* front parking
- 1 unit small house on each
- 15' wide "shotgun" style, 750sf, 2br house
- \$148k sale // \$1,000 rent

(3/5)

43.

RZD // Residential Zoning District



Setbacks: 48%
Parking: 13% (5% in rear setbacks)
Addt'l Landscaping: 23%
Building Footprint: 22%

Scenario 3: Small-lot single family

Small-lot single family is a great way to introduce gentle density in a way that maintains existing neighborhood character. What would make it possible on a standard lot?

Small lot single family:

- **Not allowed today**
 - Minimum lot size – *change to 3,000 for SF*
- Large front setbacks *encourage* front parking
 - Try reducing front setbacks to 20' / historic
- 1 unit small house on each
- 15' wide "shotgun" style, 750sf, 2br house
- \$148k sale // \$1,000 rent

**Same as MRZD, minus minimum lot width*

(3/5)

44.

RZD // Residential Zoning District

Recommendations

Minimum lot size:

- Reduce from 6,000 to 3,000 for Single Family to allow small lot single family
- Consider allowing a triplex or above on a standard lot (even if it's a conditional use)

Parking Requirement:

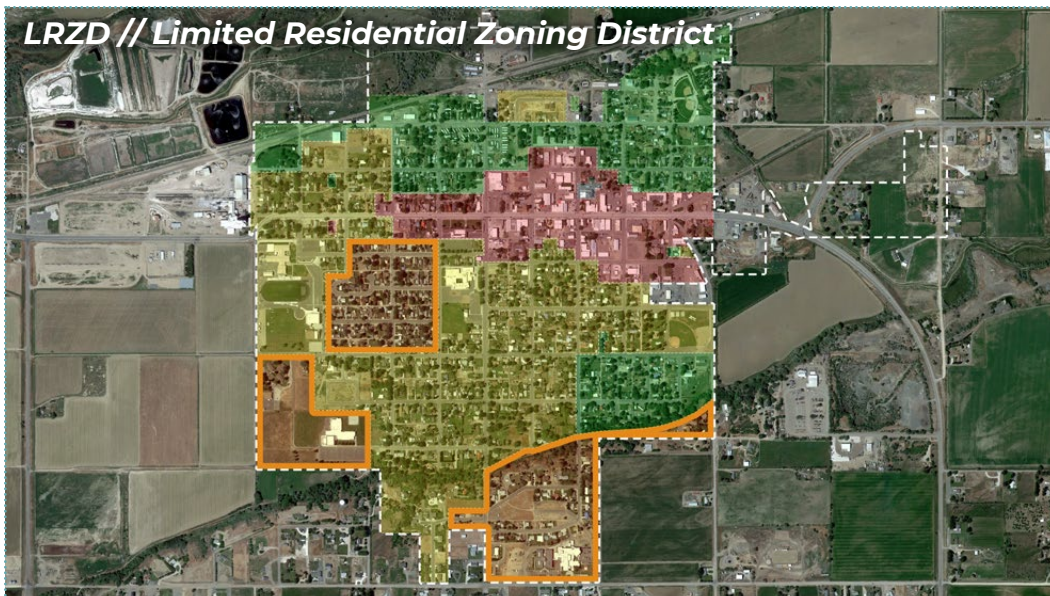
- Same as MRZD:
 - Recommended 1.5 per unit
 - Or consider a stacked system: 1/1 br unit, 1.5/2 br unit, 2/3+ br unit, etc

Setbacks:

Same as MRZD:

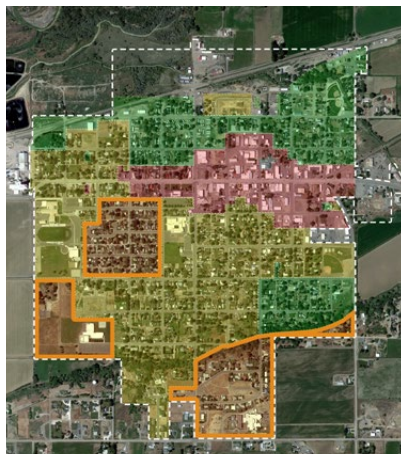
- Reduce front setback to 20' or historic/contextual to encourage rear parking, protect neighborhood character

45.



46.

LRZD // Limited Residential Zoning District



Intent:

It is the purpose of the limited residential zoning district to provide an environment for conventional single-family dwellings free from the traffic, noise, and density of residential and mixed residential or commercial areas.
(same as RZD)

By-Right Uses:

single-family dwellings exclusive of mobile homes and manufactured homes, public uses compatible with a residential environment, accessory buildings and home occupation.
(same as RZD)

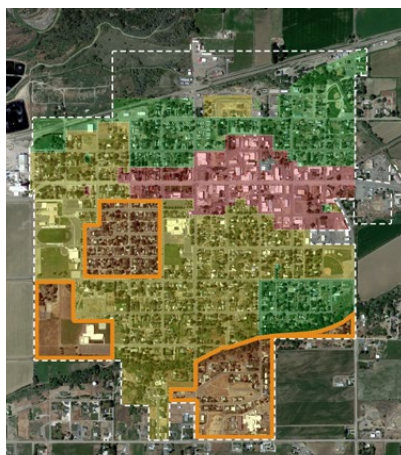
Conditional Uses:

churches, schools, medical clinics, and medical doctors' offices
*Does not list multi-family



47.

LRZD // Limited Residential Zoning District & Limited



Intent:

It is the purpose of the residential zoning district to provide an environment for conventional single-family dwellings free of the traffic, noise and density of mixed residential or commercial areas.

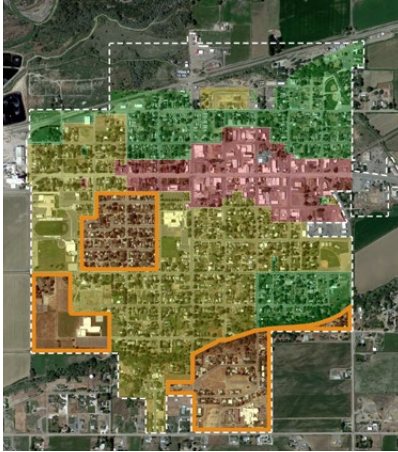
Dimensional Standards:

- **Max height:** N/A
- **Minimum lot size in RZD:**
 - Single family – 8,000 sf
 - 1,500 sf for each additional townhouse unit?
- **Minimum lot width:** N/A
- **Parking requirement:** "sufficient"
- **Maximum lot coverage:** 60%
- **Setbacks:**
 - Front: 32'
 - Rear: N/A
 - Side: 5'



48.

LRZD // Limited Residential Zoning District & Limited



Intent:

It is the purpose of the residential zoning district to provide an environment for conventional single-family dwellings free of the traffic, noise and density of mixed residential or commercial areas.

Notes:

The only differences between LRZD and RZD:

- Multi-family is not allowed at all
 - But LRZD is only zone that lists minimum lot size for townhouses?
- Minimum lot size is 8,000 in LRZD

Discussion:

- What does the community want the LRZD to do?
- How is it different from RZD? Should it be?
- Opportunities / desire to rezone to RZD? MRZD?

49.

Accessory Dwelling Units (ADUs)



Also known as “in-law apartments” or “granny flats,” ADUs are a great way to allow more housing that is naturally affordable in nature, supports existing home-owners, and assists “aging in place.”

Benefits:

- Increase the housing supply, diversity, choices
- Provide smaller units that are “naturally affordable”
- Fit within existing “single-family” neighborhoods
- Cheaper, more cost-effective, less risky to build
- More “local” landlords
- Supports homeownership > “Mortgage helper”
- Helps family shifts and “aging in place”
 - Kids moving out, or parents moving in

(38) 50.

Accessory Dwelling Units (ADUs)



Also known as “in-law apartments” or “granny flats,” ADUs are a great way to allow more housing that is naturally affordable in nature, supports existing home-owners, and assists “aging in place.”

Legalizing ADU’s

- Allowing & permitting helps cut down on “bandit ADUs”
- Allow in all residential zones
- Changes needed to allow:
 - List ADUs as allowed use
 - Allow accessory buildings to exist within rear setback if necessary (like garages)
 - Do not add a parking requirement for ADUs
- Other recommendations
 - Do not require a separate meter or tap unless necessary
 - Consider modest fees for detached, no fees for attached
 - Allow detached ADUs to exist on duplexes

51.