

Zoning Rewrite

Anticipated Plan Commission meeting date *	Draft Zoning Code articles scheduled for review:
November 17	Article 6 (Development Standards)
December 15*	Article 1 (General Provisions), Article 2 (Interpretation, Construction, and Definitions), Article 3 (General Procedural Requirements), Subdivision Ordinance
January 2026	Open House #2: Draft Full Text of Zoning & Subdivision Ordinance
January/February 2026	Open House #3: Draft Zoning Map
March 2026	Review and Adoption: Zoning Ordinance (Text and Map) and Subdivision Ordinance
<i>*Plan Commission review dates and articles to be reviewed may be subject to change as the code update process advances</i>	

Zoning Rewrite

- Discussion Draft (11-05-2025) -

ARTICLE 6 DEVELOPMENT STANDARDS

Divisions

1. Specific land use standards
2. Dimensional and related standards
3. Engineering and environmental standards
4. Performance standards
5. Site design standards
6. Architectural standards
7. Parking, loading, and access
8. Landscaping and buffers
9. Outdoor lighting

Zoning Rewrite: Desired Outcomes

Reducing special approvals: The current zoning code requires special approvals for a number of developments, such as requiring a conditional use permit for two-family homes in multiple districts and requiring a planned unit development for any development with more than one principal building per lot.

Administration: While this happens frequently today, the proposed code (as drafted) should dramatically reduce the frequency of exceptions, variations, and deviations requiring the Plan Commission and City Council to weigh in on development standards.

R-3 District – Multi-building Development (existing)

Proposal: Allow multiple principal buildings by-right
(Currently multiple principal buildings triggers a Planned Unit Development in all districts)

- R-1 District: 1 building by-right (2+ w/ CUP)
- R-2 District: 2 buildings by-right (3+ w/ CUP)
- R-3 District: 4 buildings by-right (5+ w/ CUP)

Standards:

- May require greater setbacks, additional landscaping, greater separation distance between buildings, or impose other conditions.
- Requires full architectural review for 3+-unit buildings.

Benefits:

- Reduce number of stages in approval process (no land division, no planned development public hearing if it meets the standards in Article 6)
- Allows for easier sharing of facilities (parking, amenities, etc.) between buildings on the same site.

251 Hyatt St (Zoned R3 -> R-3)



1830 Lafayette St (Zoned R3M -> R-3)



Specific land use standards – Table 6-1

1.05 Multi-family, 2 units

Description: A building containing 2 dwelling units located on a single lot. The building may be under a single owner, or the dwelling units may be in separate ownership, such as in a condominium. The term includes various construction types, including modular, panelized, pre-cut, and site-built structures.

Vehicle Parking: 2 spaces for each dwelling unit, one of which per unit must be enclosed

Supplemental Standards:

- A. Arrangement of units.** The dwelling units may be arranged side-by-side (sharing a common wall) or stacked vertically (one above the other).
- B. Occupancy.** Occupancy of a dwelling unit is limited to one household unit.
- C. Number of principal buildings per parcel.** More than one multi-family building of this type may be located on a parcel of land, provided the overall density complies with the maximum density established for the zoning district. (need to make sure Table 6-2 has a density factor)
- D. Foundation.** The building must be placed on and securely anchored to a continuous, permanent foundation that extends along the perimeter of the structure.
- E. Garage required.** A one-car garage containing at least 250 square feet must be built for each dwelling unit at the same time the principal building is being constructed. The garage may be attached or detached. (Verify)
- F. Short-term rental.** If a dwelling unit is used as a short-term rental, the property owner must comply with the requirements for this use under Series 10 (Temporary Uses).
- G. Limitation in certain residential zoning districts.** When allowed in the R-1 zoning district, this use must comply with the following requirements:
 - (1) In existing residential blocks surrounded by predominantly single-family homes, the layout of driveways, parking, and garages must be of the same orientation, scale, and prominence when viewed from a public street as in single-family homes when provided.
 - (2) Side-by-side dwelling units must employ separate ground-level entries and separate rooflines.
 - (3) Entryway features must include at least 2 of the following: awnings, canopies, porches, decorative light fixtures, differentiating architectural treatment through the use of material changes or fenestration, patios, or other similar features that accentuate an entryway deemed acceptable by the Zoning Administrator.
 - (4) Foundation landscaping at least 5 feet wide must be included at the base of all street-facing facades.

R-1 District – Duplex Design Requirements

X



✓



R-1 District – Duplex Design Requirements

- The **layout of driveways, parking, and garages** must be of the same orientation, scale, and prominence when viewed from a public street as in single-family homes when provided.
- Side-by-side dwelling units must employ **separate ground-level entries and separate rooflines**
- **Entryway features** must include at least 2 of the following: awnings, canopies, porches, decorative light fixtures, differentiating architectural treatment through the use of material changes or fenestration, patios, or similar other features that accentuate an entryway deemed acceptable by the Zoning Administrator.
- **Foundation landscaping** at least 5 feet wide must be include at the base of all street-facing facades.



Duplex/two-family (incompatible)



Single family context



Duplex/two-family (compatible)



Single family context



Parking

Parking minimums have been reduced for several land uses including:

- Multifamily/mixed-use developments: Require 1.5 spaces per unit rather than requiring increased parking (2 spaces) for larger units.
 - The current practice disincentivizes the creation of larger units for families and makes housing more expensive.
- Nursing homes and assisted living centers: Reduced to less than half of what is required today to support affordable senior housing.
- Office, services, and retail: Decreased by about 30-40% less than the current standards.
- Daycare parking minimums have been reduced by over 50%.
- 40% staff authorized reduction of required parking is allowed
- Bicycle parking – required or recommended?

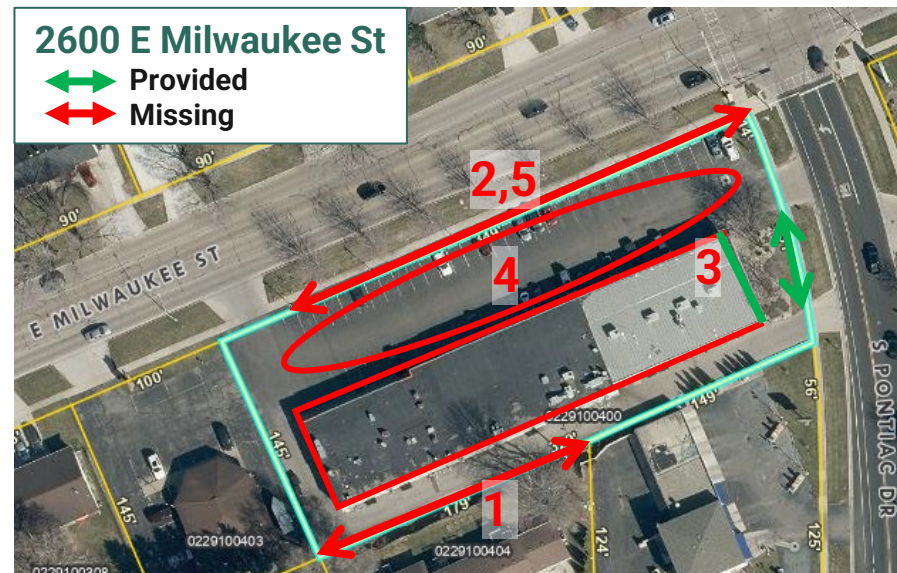


Landscaping Requirements

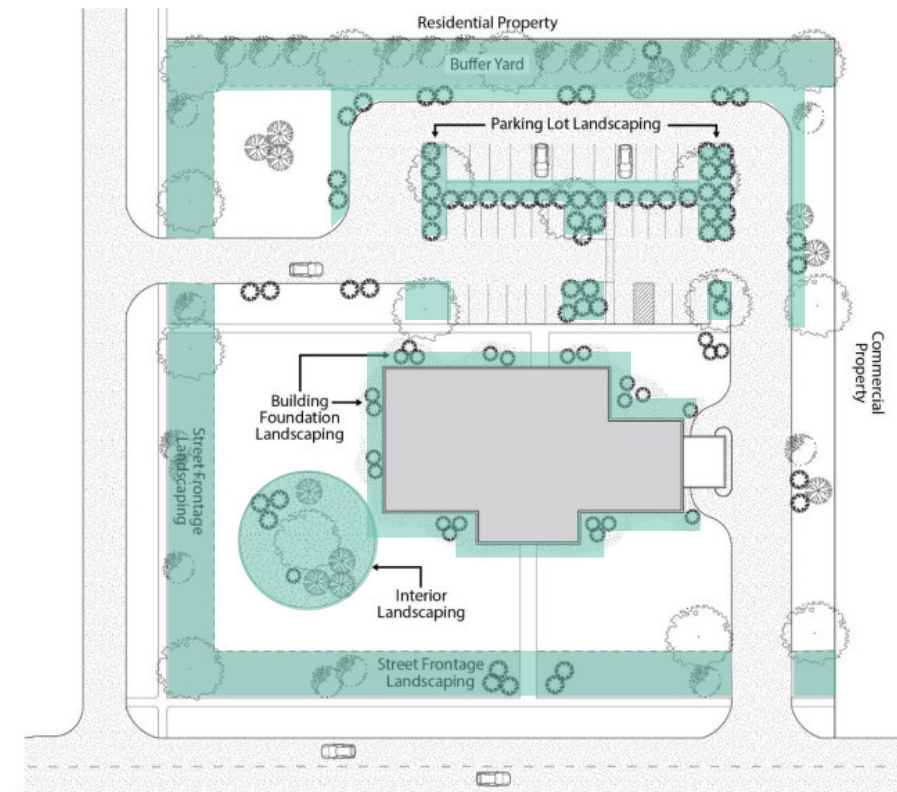
Increased landscaping requirements ensure greater compatibility for new developments, expansions, and parking modifications. New standards are more context-sensitive, increasing based on the level of incompatibility between uses.

Key:

1. Zoning buffers
2. Street frontage landscaping
3. Building foundation landscaping
4. Pavement landscaping
5. Parking lot screening



Proposed Landscaping Requirements:

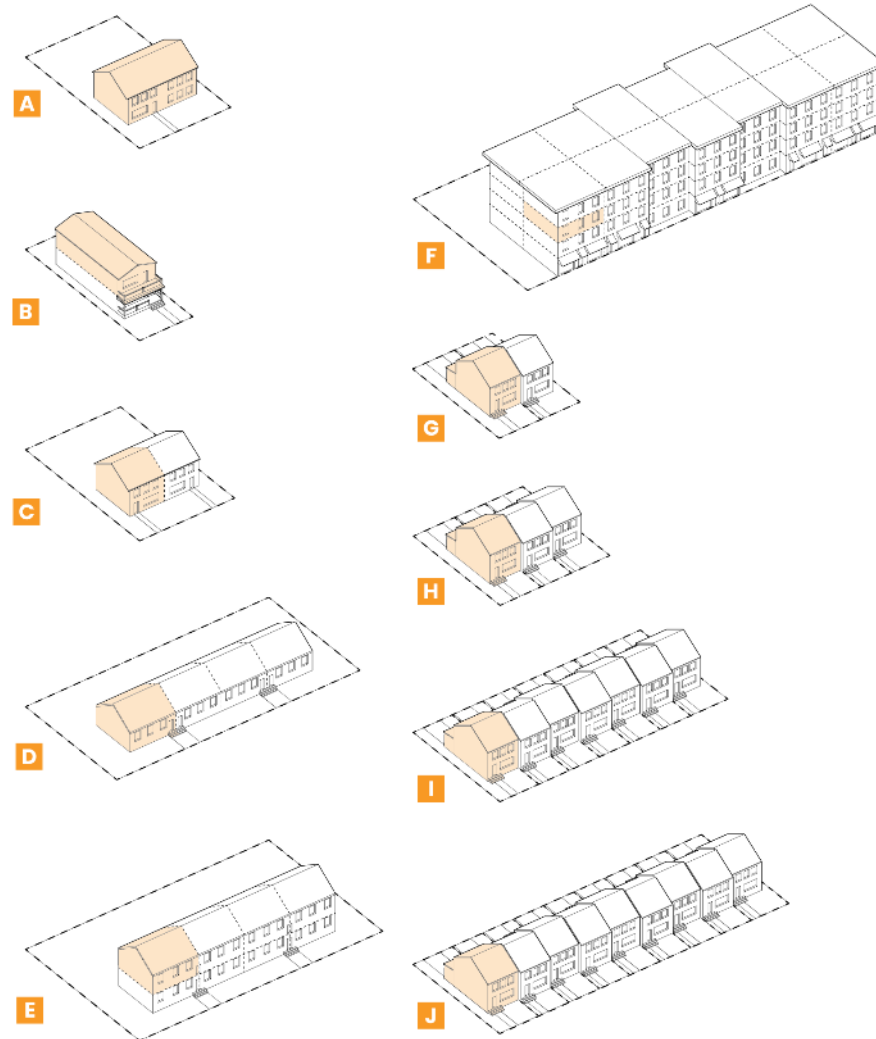


Article 8: Alternative Development Options

Mixed Residential Housing Project

Key:

- A Single-family
- B Duplex – stacked
- C Duplex – side-by-side
- D Multi-family – 3 and 4 units
- E Multi-family – 5 to 8
- F Multi-family – 9 or more
- G Townhouse – 2 units (twin homes)
- H Townhouse – 3 to 4
- I Townhouse – 5 to 8
- J Townhouse – 9 or more



Article 8: Alternative Development Options

Mixed Residential Housing Project

Key:	
A	Single-family
B	Duplex – stacked
C	Duplex – side-by-side
D	Townhouse – 2 units
E	Townhouse – 3 to 4
F	Townhouse – 5 to 8
G	Townhouse – 9 or more
H	Multi-family – 3 and 4 units
I	Multi-family – 5 to 8
J	Multi-family – 9 or more

Developable Acres	Housing Types	Minimum Number of Dwelling Units in Each Type	Maximum Dwelling Units per Developable Acre
10 acres or more but less than 20 acres	2 (required)	30 percent (40 percent if project includes either single-family or multi-family, 9 or more units)	20
	3 (optional)	25 percent	22
	4 (optional)	20 percent	24
	5 (optional)	15 percent	26
20 acres or more	3 (required)	25 percent (30 percent if project includes either single-family or multi-family, 9 or more units)	28
	4 (optional)	20 percent	30
	5 (optional)	15 percent	32
	6 (optional)	10 percent	34

Mixed Residential Housing (MRH) District

- What Could a Project Look Like?

Scenario 1: Developer wants to develop with 2 housing types, single family and multi-family (9+ units)

Overall development plan (submitted with subdivision plat or CSM)

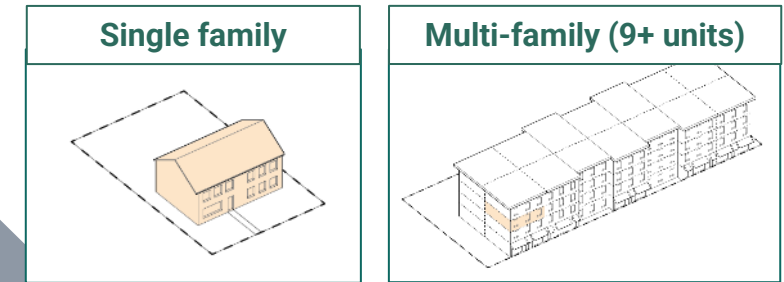
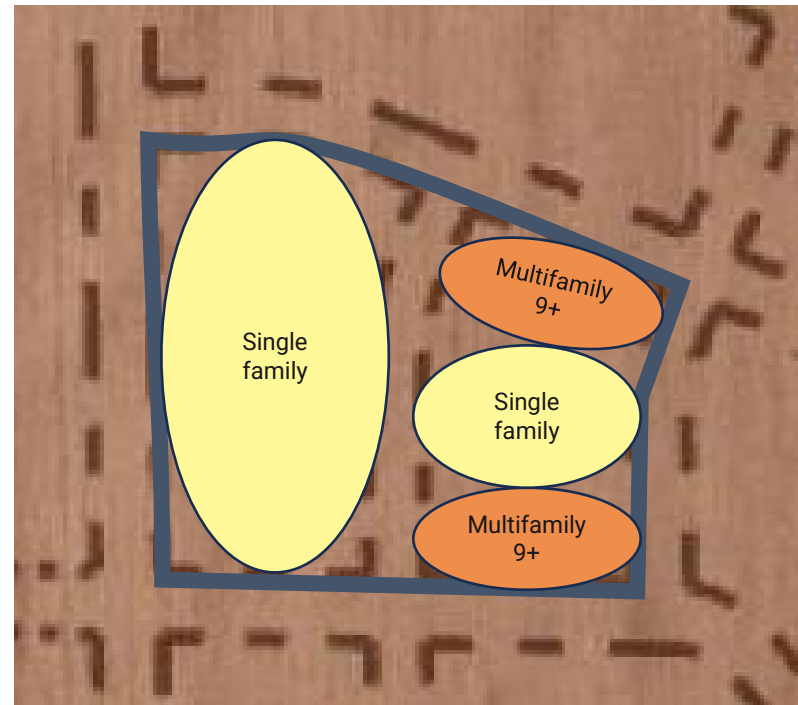
1. Calculate net developable area: 10 acres
 - Minimum number of housing types: 2 (2 proposed)
2. Calculate maximum density factor: 20 du/a
 - Total maximum units: 160 units (130 proposed)
 - Minimum number of units per housing type: 40% (52 units)
3. Submit subdivision plat and site development plan
 - 52 single family homes, 78 multifamily units (6 13-unit apartments): Total 130 units

Plan Commission approvals:

- Rezone to MRH District
- Overall Development Plan review
- Subdivision plat

Staff approvals:

- Site Plan/Architectural Reviews



11-17-2025 Plan Commission

Mixed Residential Housing (MRH) District - What Could a Project Look Like?

Scenario 2: Developer wants to develop with 4 housing types, single family, townhomes, multi-family (4 units), multi-family (9+ units)

Overall development plan (submitted with subdivision plat or CSM)

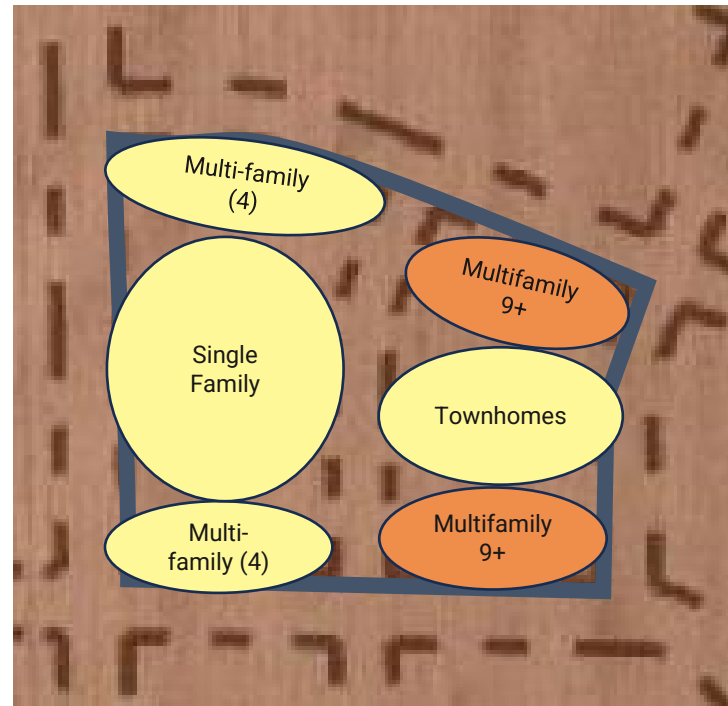
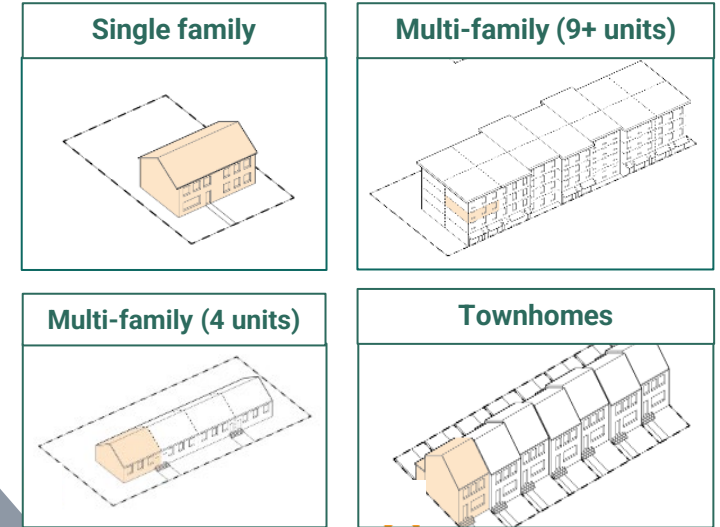
1. Calculate net developable area: 10 acres
 - Minimum number of housing types: 2 (4 proposed)
2. Calculate maximum density factor: 24 du/a
 - Total maximum units: 240 units (100 proposed)
 - Minimum number of units per housing type: 20% (20 units)
3. Submit subdivision plat and site development plan
 - 20 single family homes, 20 Garden Style Units, 20 Townhomes, 40 multifamily units (2 20-unit apartments): Total 100 units

Plan Commission approvals:

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