

# Nibley City Council/Planning Commission Joint Meeting

May 14, 2026

# Residential Zoning in Nibley



Existing framework



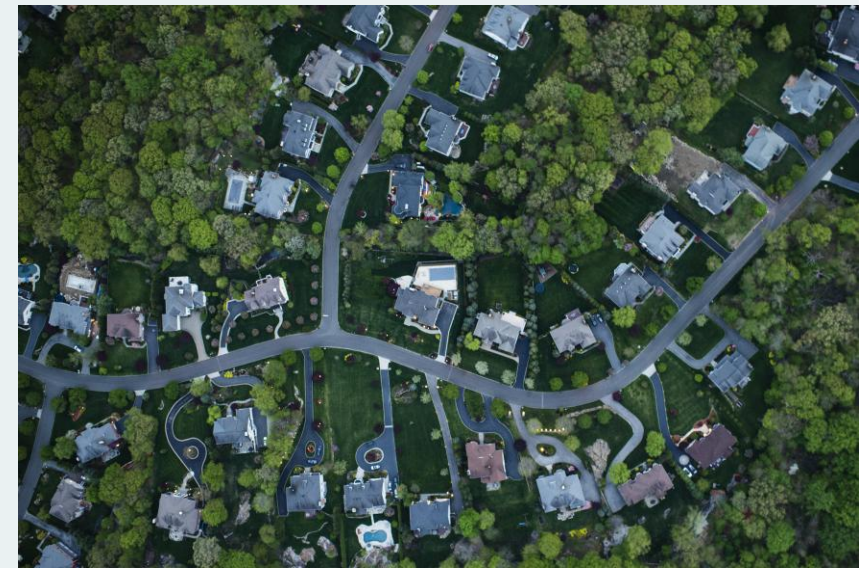
General Plan Guidance



Discussion of updates including process



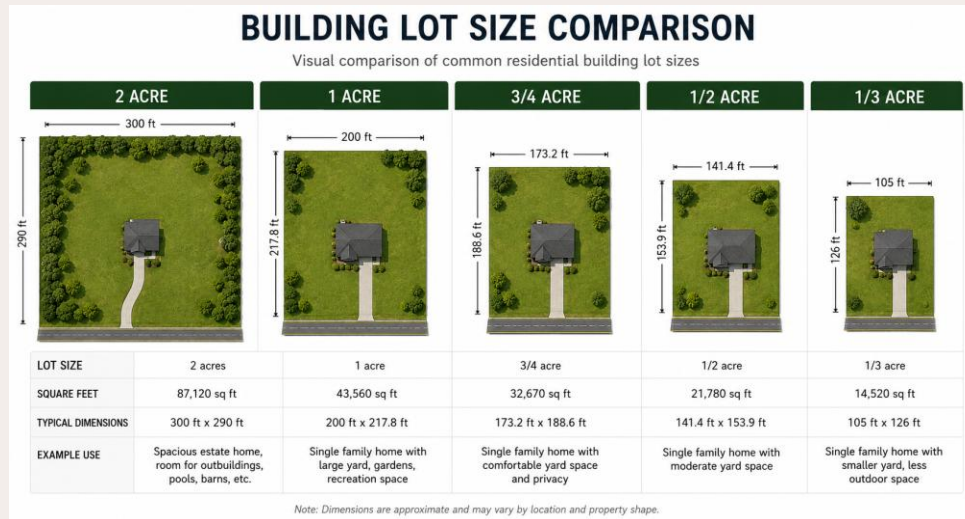
Why should we allow new and different housing in Nibley?



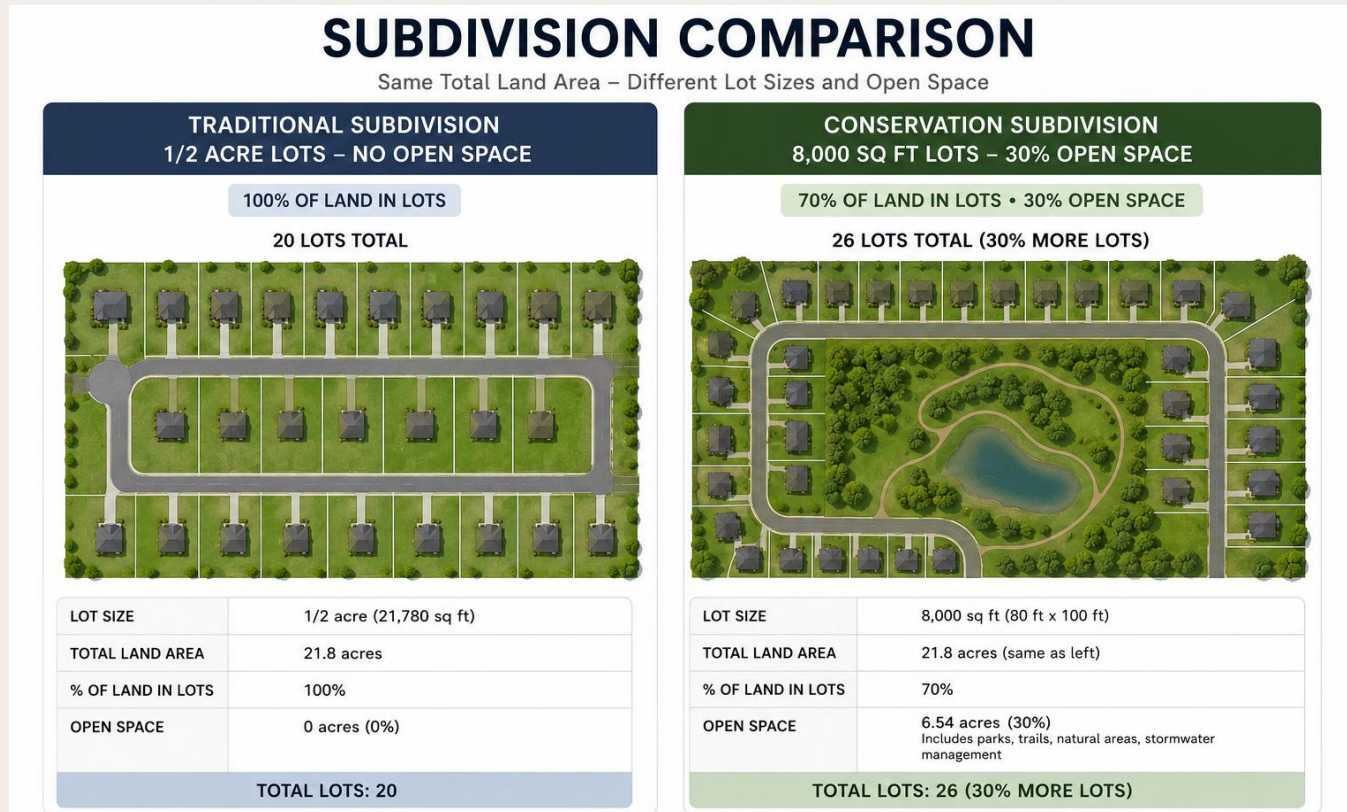
# Existing framework

## Standard or 'Base' Zones

- R-E (Rural Estates)- 2 acre minimum
- R-1 (Residential)- 1 acre minimum
- R-1A (Residential)- 3/4 acre minimum
- R-2 (Residential)- 1/2 acre minimum
- R-2A (Residential)- 1/3 acre minimum (12,000 sq ft min, average min.- 14,000 sq ft)



# Existing framework



## Blanket 'Overlays'

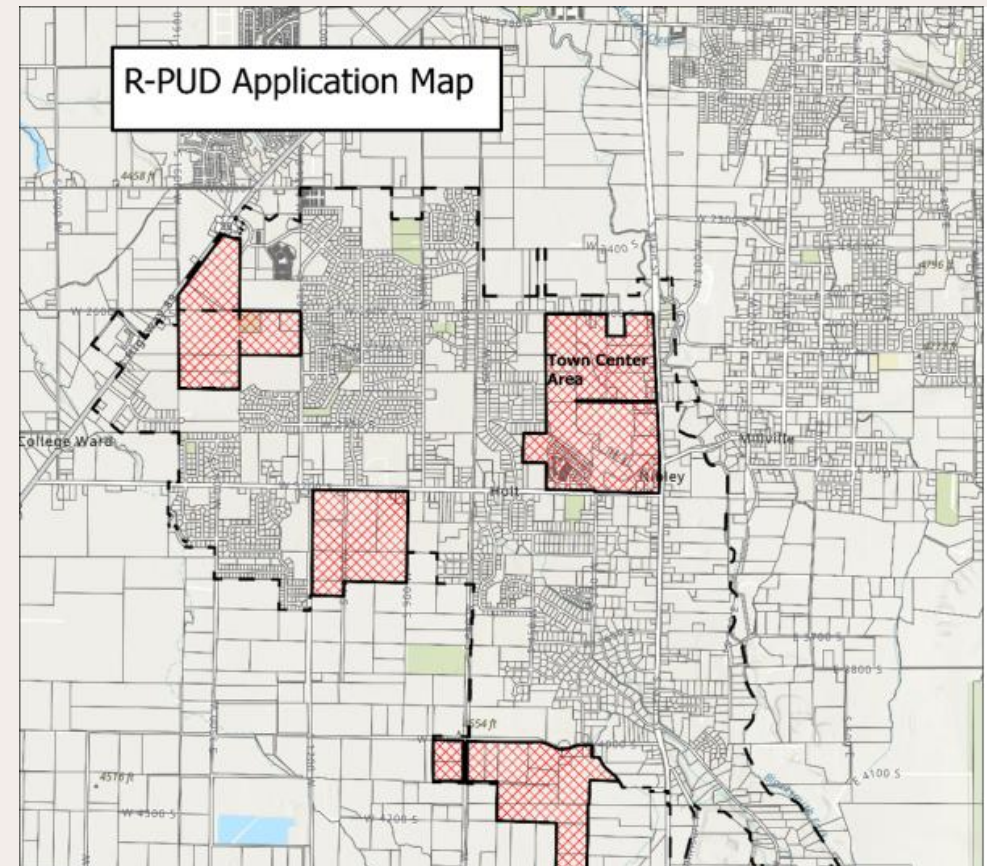
- Cluster Subdivision
  - flexibility with lot sizes, frontages and setbacks, through the dedication of open space.
  - No bonus density
  - Applies to all residential zones
  - ~3 examples
- Open Space Subdivision
  - includes more specific standards for the preservation of open space, lot sizes and setbacks
  - Allows a density bonus.
  - ~7 examples

Lot minimum, frontages, setbacks and allowed land uses.

# Existing Framework

## Multi-family zoning options

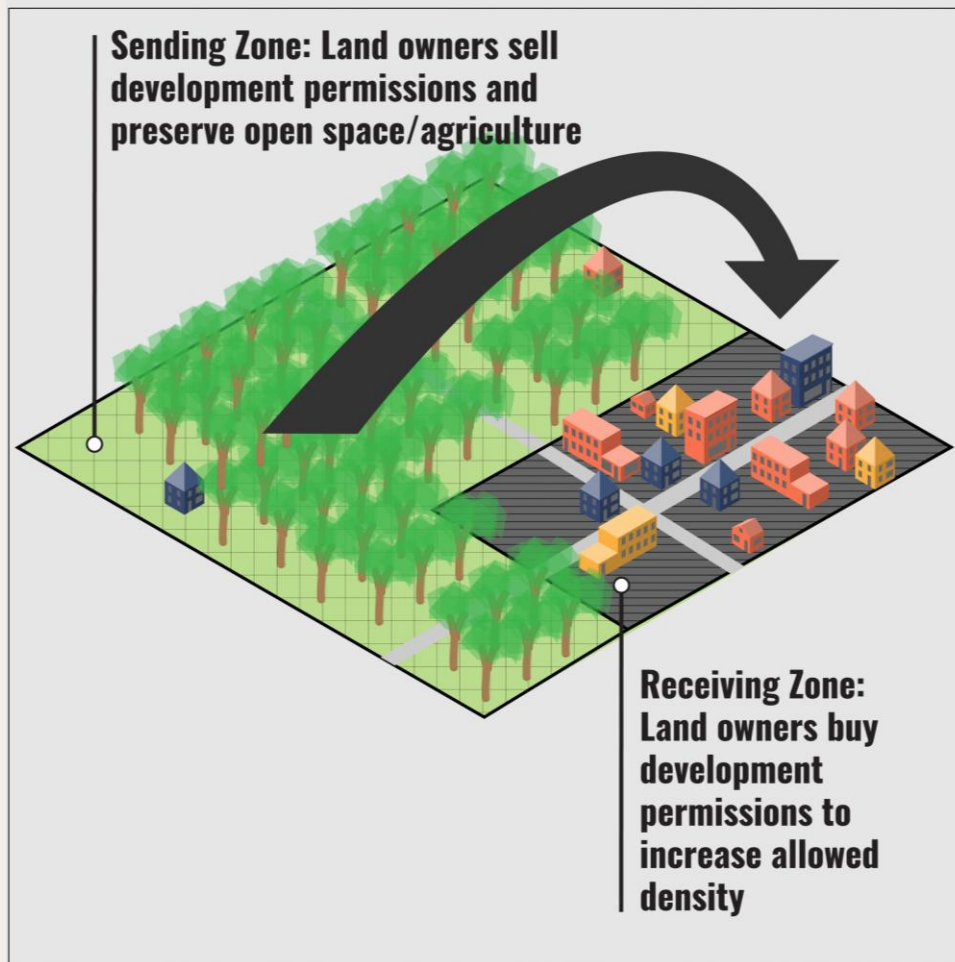
- R-PUD (Planned Unit Dev't) Overlay
  - 7 units/ net developable acre (average ~6,200 sq ft lot)
  - Requires >40% single-family. Other- townhome
  - Greater than 20 acres.
  - 35% open space & amenities requirements
  - Only applies in limited areas. Legislative approval with DA.
  - ~6 examples



# Existing Framework

- Multi-family zoning options
  - R-M (Mixed Residential) Zone
    - Up to 10 units/net developable acre (average ~4,300 sq ft lot)
    - Flexible on unit type
    - 35% open space & amenities requirements
    - 10-40 acre zone size
    - Requirement for commercial near arterials
    - 2 zones. No active projects
    - Only allowed in High density and Town Center area on future land use map...[nowhere]

# Existing Framework



## Transfer of Development Rights

May increase density by 50% generally. Up to 15 units/acre in R-PUD areas. 20 units/acre in R-M areas

Adopted in 2023. No use of TDR yet.

# Existing framework



No residential uses allowed outside of residential zone, except for town center area.



Commercial/residential mixed use allowed in commercial zones in Town Center. Must include 50% ground floor commercial. No projects using this option

# General Plan Guidance

**Encourage a wider range of residential uses, specifically in attached residential and mixed-use designated areas to accommodate future population growth**

- a. Update the City's zoning code to establish a framework with clearly defined residential land use categories that align with the community's vision, market realities, and evolving household needs. This framework should encourage innovative and desirable residential development types.
- b. Product types to consider providing an updating definition and intent for may include townhomes, duplexes, cottage courts, accessory dwelling units (ADUs) on smaller lots, condos and apartments in mixed-use areas. Aspects to consider include a reevaluation of the existing minimum and maximum densities for each zone, building height, lot size/coverage, setback requirements, building form and design, parking requirements, and transitions/ adjacent land use compatibility.

# What we've heard

The process to get approval for higher density comes with a lot of unknowns

Existing zoning framework doesn't accommodate market realities

It is difficult for a project to pencil without special exceptions

There are no viable options for small-scale or infill in Nibley

The zoning makes it more difficult to provide starter homes in Nibley

Open Space requirements are high and expensive

We want to retain the community's character

# For Discussion

- Issues and Deficiencies in existing code?
- Approaches to reform?
  - Full-scale re-work or just amendments?
- Process?
  - Research existing examples
  - Stakeholder input
    - Developers? Realtors? Residents? Potential homebuyers (or renters)?
  - Consider Options