



**Zoning and Subdivision Code Update
City Council Work Session**

May 19, 2026

Scope of Work

1. Project Initiation
2. Community Engagement
3. Current Code Analysis and Preliminary Recommendations
- 4. District and Use Standards**
5. Development, Sign, and Subdivision Standards
6. Administrative Procedures
7. Draft and Final Code

Completed
Tasks

1
Project
Initiation

2
Community
Engagement

3
Current Code Analysis &
Preliminary Recs

4
District &
Use Standards

Tasks 5 & 6
in Progress

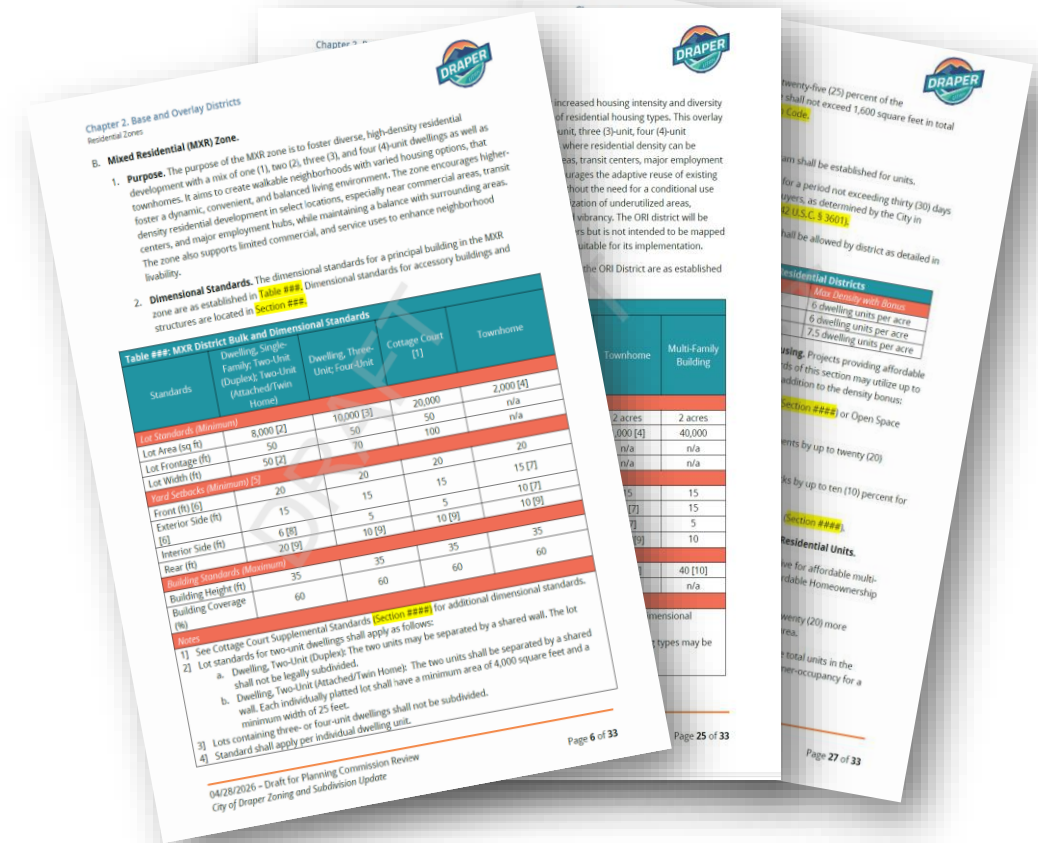
5
Development, Sign, &
Subdivision Standards

6
Administrative
Procedures

7
Draft &
Final Code

Chapter 2: Base and Overlay Districts

- Existing zones streamlined
 - Residential: 3 zones consolidated, 1 new*
 - Commercial: 13 zones reduced to 6*
 - Public Facility: 2 zones merged to 1*
 - Most zones carried forward — just reorganized*
- Establishment of districts and bulk and dimensional standards
- Standards presented in table format with clear footnotes
- Proposed districts to implement the General Plan's recommendations



Current vs. Proposed Base Districts

Agricultural Zones	
Current Base Districts	Proposed Base Districts
A5 Agricultural RH Single-family residential (hillside)	A5 Agricultural Very Low Density
A2 Agricultural	A2 Agricultural Low Density
Residential Zones	
Current Base Districts	Proposed Base Districts
RA1 Residential Agricultural	RA1 Residential Agricultural 1
RA2 Residential Agricultural	RA2 Residential Agricultural 2
R3 Single-Family Residential	RS Residential Suburban
R4 Single-Family Residential	NR Neighborhood Residential
R5 Single-Family Residential	UR Urban Residential
RM1 Multiple-Family Residential RM2 Multiple-Family Residential	MFR Multiple-Family Residential
N/A	MXR Mixed Residential

Current vs. Proposed Base Districts

Commercial Zones	
Current Base Districts	Proposed Base Districts
CN Neighborhood Commercial CS Commercial Services CBU Commercial Buffer	CN Neighborhood Commercial
CC Community Commercial	Unchanged
CG General Commercial	Unchanged
CR Regional Commercial CI Interchange Commercial DC Destination Commercial	CR Regional Commercial
MARF Major Freeway Arterial Frontage	Relocated to Master Planned Development Chapter
TC Town Center	Relocated to Master Planned Development Chapter
CO1 Professional Office O-R Office Residential	CO1 Professional Office
CO2 Professional Office	Unchanged

Current vs. Proposed Overlay Districts

Public and Open Space Zones	
Current Base Districts	Proposed Base Districts
OS Public Open Space	Unchanged
PF Public Facility PI Public institutional	PF Public Facility
Manufacturing Zones	
Current Base Districts	Proposed Base Districts
CBP Business/ Manufacturing Park	Unchanged
M1 Light Manufacturing	Unchanged
M2 Major Manufacturing	Unchanged

Current vs. Proposed Overlay Districts

Overlay Zones	
Current Overlay Districts	Proposed Overlay Districts
OSL Sensitive Lands Overlay	OSL Hillside Sensitive Lands
OHD Historic District Overlay	OHL Historic Landmarks
N/A	ORI Residential Infill
N/A	OAH Affordable Homeownership

Residential Zones

(9-2-050.A)

- **RA1 – Residential Agricultural 1**
 - *Low-density, large lots, semi-rural*
 - *Single-family homes*

- **RA2 – Residential Agricultural 2**
 - *Low-density, semi-rural*
 - *Permits animals*

- **RS – Residential Suburban**
 - *Low-medium density residential*
 - *Preserves semi-rural character*

- **NR – Neighborhood Residential**
 - *Medium-density; smaller lots*
 - *Community feel; preserves open space*

- **UR – Urban Residential**
 - *Medium-high density*
 - *smaller lots*

Table ###: RA1, RA2, RS, NR, and UR District Bulk and Dimensional Standards					
Standard	All Allowed Uses				
	RA1	RA2	RS	NR	UR
<i>Lot Standards (Minimum)</i>					
Lot Area (sq ft)	40,000	20,000	13,000	10,000	8,000
Lot Frontage (ft)	50	50	50	50	50
Lot Width (ft)	90	90	80	80	70
<i>Yard Setbacks (Minimum) [1]</i>					
Front (ft) [2]	30	30	25	25	25
Exterior Side (ft) [2] [3]	30	30	25	25	25
Interior Side (ft)	12	12	10	8	8
Rear (ft) [4]	20	20	20	20	20
<i>Building Standards (Maximum)</i>					
Building Height (ft)	35	35	35	35	35
Building Coverage (%)	30	35	40	40	40
<i>Notes</i>					
1] Additional setback standards apply to properties along minor collector streets. See Section ##### for specific requirements.					
2] Garage doors facing a public or private right-of-way <u>shall</u> be set back a minimum of twenty feet (20') from the right-of-way line.					
3] Corner lots shall be ten feet (10') wider than the standard lot size.					
4] Lots with an exterior side yard shall provide a rear setback equal to the required interior side yard setback of the applicable zoning district.					
5] For a Dwelling, Two-Unit (Attached/Twin Home), the lot may be subdivided along the shared wall. Each resulting individually <u>platted</u> lot shall be no less than one-half of the minimum lot area and lot width required in the applicable zone per Section #####.					

Residential Zones

(9-2-050.B)

■ MXR – Mixed Residential

- *High-density; 1-4-unit dwellings and townhomes*
- *Walkable neighborhoods, varied housing options*
- *Located near transit, commercial and employment hubs*
- *Limited commercial uses to support daily living*

Table ###: MXR District Bulk and Dimensional Standards				
Standards	Dwelling, Single-Family; Two-Unit (Duplex); Two-Unit (Attached/Twin Home)	Dwelling, Three-Unit; Four-Unit	Cottage Court [1]	Townhome
Lot Standards (Minimum)				
Lot Area (sq ft)	8,000 [2]	10,000 [3]	20,000	2,000 [4]
Lot Frontage (ft)	50	50	50	n/a
Lot Width (ft)	50 [2]	70	100	n/a
Yard Setbacks (Minimum) [5]				
Front (ft) [6]	20	20	20	20
Exterior Side (ft) [6]	15	15	15	15 [7]
Interior Side (ft)	6 [8]	5	5	10 [7]
Rear (ft)	20 [9]	10 [9]	10 [9]	10 [9]
Building Standards (Maximum)				
Building Height (ft)	35	35	35	35
Building Coverage (%)	60	60	60	60
Notes				
1] See Cottage Court Supplemental Standards (Section ####) for additional dimensional standards.				
2] Lot standards for two-unit dwellings shall apply as follows:				
a. Dwelling, Two-Unit (Duplex): The two units may be separated by a shared wall. The lot shall not be legally subdivided.				
b. Dwelling, Two-Unit (Attached/Twin Home): The two units shall be separated by a shared wall. Each individually platted lot shall have a minimum area of 4,000 square feet and a minimum width of 25 feet.				
3] Lots containing three- or four-unit dwellings shall not be subdivided.				
4] Standard shall apply per individual dwelling unit.				
5] Additional setback standards apply to properties along minor collector streets. See Section #### for specific requirements.				
6] Garage doors facing a public or private right-of-way shall be set back a minimum of twenty feet (20') from the right-of-way line.				
7] The standard shall apply to townhouse clusters only.				
8] An interior side yard setback shall not be required along a shared wall or where a fire-rated wall is provided in accordance with the Building Code				
9] For corner lots:				
a) The lot shall be ten feet (10') wider than the standard minimum lot width;				
b) Only one front yard setback shall apply, the additional street frontage shall be treated as an exterior side yard; and				
c) The rear yard shall use the rear setback standard and shall not be treated as an interior side yard.				

Residential Zones

(9-2-050.C)

▪ MFR – Multiple-Family Residential

- *High-density; apartments, condos and townhomes*
- *Buffered and compatible with surrounding land uses*

Table ###: MFR District Bulk and Dimensional Standards				
Standards	Two-Unit (Duplex); Two-Unit (Attached/Twin Home)	Dwelling, Three-Unit; Four-Unit	Townhome	Multi-Family Building
<i>Lot Standards (Minimum)</i>				
Lot Area (sq ft)	6,000 [1]	8,000	1,000 [2]	40,000
Lot Frontage (ft)	n/a	n/a	n/a	n/a
Lot Width (ft)	n/a	n/a	n/a	n/a
<i>Yard Setbacks (Minimum) [3]</i>				
Front (ft) [4]	20	20	20	5 to 30 [6]
Exterior Side (ft) [4]	20	15	20 [5]	
Interior Side (ft)	6	5	10 [5]	
Rear (ft)	20 [6]	10 [6]	20 [7]	
<i>Building Standards (Maximum)</i>				
Building Height (ft)	35	35	35	45
Building Coverage (%)	n/a	n/a	n/a	n/a
<i>Notes</i>				
<p>1] The following lot standards shall apply to two-unit dwellings:</p> <ul style="list-style-type: none"> a. Dwelling, Two-Unit (Duplex). The two units may be separated by a shared wall. The lot shall not be legally subdivided. b. Dwelling, Two-Unit (Attached/Twin Home). The two units shall be separated by a shared wall. Each individually <u>platted</u> lot shall have a minimum area of 3,000 square feet. <p>2] Standard shall apply per individual dwelling unit.</p> <p>3] Additional setback standards apply to properties along minor collector streets. See Section ##### for specific requirements.</p> <p>4] Garage doors facing a public or private right-of-way <u>shall</u> be set back a minimum of twenty feet (20') from the right-of-way line.</p> <p>5] The standard shall apply to townhouse clusters only.</p> <p>6] For multi-family buildings:</p>				

Residential Infill Overlay (ORI)

(9-2-070.D)

- Allows 2–4 unit & multi-family infill development
- Targets areas near transit & commercial corridors
- Applied as an overlay when triggered by a qualifying application or project
- Encourages adaptive reuse of existing buildings

Table ###: ORI Zone Bulk and Dimensional Standards				
Standards	Dwelling, Two-Unit (Duplex); Two-Unit (Attached/Twin Home); Three-Unit; Four-Unit	Cottage Court [1]	Townhome	Multi-Family Building
<i>Lot Standards (Minimum)</i>				
Zone Area (acres) [2]	2 acres	2 acres	2 acres	2 acres
Lot Area (sq ft)	6,000 [3]	20,000	1,000 [4]	40,000
Lot Frontage (ft)	50	50	n/a	n/a
Lot Width (ft)	50	100	n/a	n/a
<i>Yard Setbacks (Minimum) [5]</i>				
Front (ft) [6]	15	15	15	15
Exterior Side (ft) [6]	15	15	15 [7]	15
Interior Side (ft)	5	5	5 [7]	5
Rear (ft)	10 [8][9]	10 [8][9]	10 [8][9]	10
<i>Building Standards (Maximum)</i>				
Building Height (ft)	35	35	40 [10]	40 [10]
Building Coverage (%)	60	60	60	n/a
Notes				
1] See Cottage Court Supplemental Standards Section ### for additional dimensional standards.				
2] Minimum zone area shall apply to the ORI Zone as a whole. A mix of housing types may be developed within the minimum area.				
3] Lot area minimums for two-unit dwellings shall apply as follows: <ul style="list-style-type: none"> a. Dwelling, Two-Unit (Duplex). The two units may be separated by a shared wall. The lot shall not be legally subdivided. b. Dwelling, Two-Unit (Attached/Twin Home). The two units shall be separated by a shared wall. Each individually <u>platted</u> lot shall have a minimum area of 3,000 square feet. 				
4] Standard shall apply per individual dwelling unit.				
5] Additional setback standards apply to properties along minor collector streets. See Section ### for specific requirements.				
6] Garage doors facing a public or private right-of-way <u>shall</u> be set back a minimum of twenty feet (20') from the right-of-way line.				
7] The standard shall apply to townhouse clusters only.				
8] Lots with an exterior side yard shall have a minimum rear setback of five feet (5').				
9] Where a lot has more than one street frontage, only one front yard setback shall apply; the remaining street frontage shall be treated as an exterior side yard. The rear yard shall always be measured from the rear lot line.				
10] Buildings adjacent to residential development shall meet the building height transition standards of Section ### .				

Affordable Homeownership Overlay (OAH)

(9-2-070.D)

- **HB 37 (2025)**

- *Added affordable homeownership density bonuses as recognized strategies*

- **Draper's OAH Overlay**

- *Density bonuses for qualifying projects*
- *Additional incentives beyond density bonus*
- *Map amendment and development agreement required*

Table #### Density Bonus for Single-Family Residential Districts

<i>Districts</i>	<i>Base Max Density</i>	<i>Max Density with Bonus</i>
RS, MXR	3 dwelling units per acre	6 dwelling units per acre
NR	4 dwelling units per acre	6 dwelling units per acre
UR	5 dwelling units per acre	7.5 dwelling units per acre

Table #### Density Bonus for Multi-Family Residential Units in the MXR and MFR Districts

<i>Housing Type</i>	<i>Base Max Density</i>	<i>Max Density with Bonus</i>
Two-Unit Dwelling	10 dwelling units per acre	20 dwelling units per acre
Three-Four Unit Dwelling	17 dwelling units per acre	20 dwelling units per acre

Affordable Homeownership Overlay (OAH)

(9-2-070.D)

▪ Qualifying Conditions (pick 1)

- *60% owner-occupied for 5 years*
- *25% affordable priced*
 - Affordable housing means a dwelling:
 - (i) offered for sale to an owner-occupier at a purchase price affordable to a household with a gross income of no more than 120% of area median income for the county in which the residential unit is offered for sale; or
 - (ii) offered for rent at a rental price affordable to a household with a gross income of no more than 80% of area median income for the county in which the residential unit is offered for rent.
- *25% under 1,600 sq ft*
- *First-time buyers get 30 days first pick*

▪ Extra Incentives (pick 2)

- *Single-Family*
 - Open space reduced up to 50%
 - Lot size reduced up to 20%
 - Setbacks reduced up to 10%
 - Fast-track approval
- *Multi-Family*
 - Open space reduced up to 50%
 - Parking reduced to 1 space per unit
 - One extra building story allowed
 - Fast-track approval

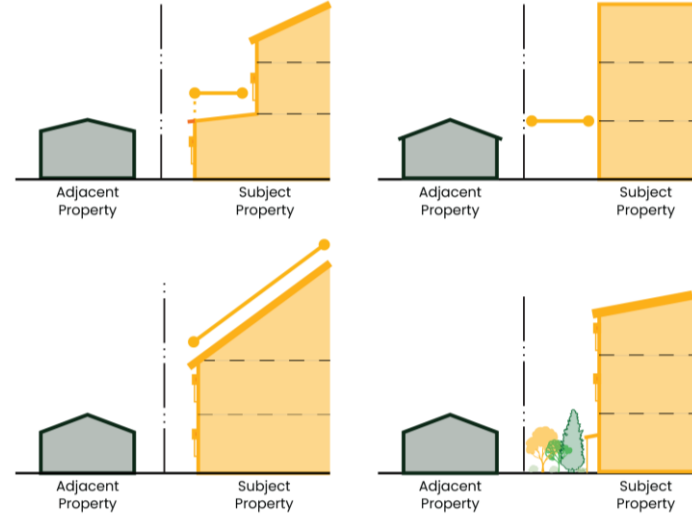
Example diagrams



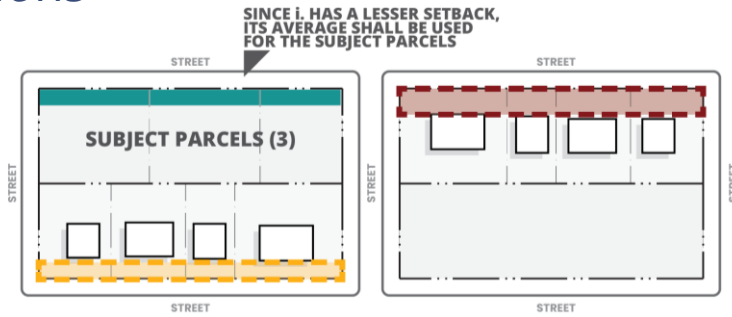
Yard Setback Locations

RESIDENTIAL DISTRICT

- Buildable Area
- Front Setback, Minimum
- Rear Setback, Minimum
- Street Side Setback, Minimum
- Interior Side Setback, Minimum



Height Transitions



- Front Yard Setback
- i Average Existing Front Yard Setback (Along the opposite side of the street and on the same block)
- ii Average Existing Front Yard Setback (Along the same side of the street and on the adjacent block)

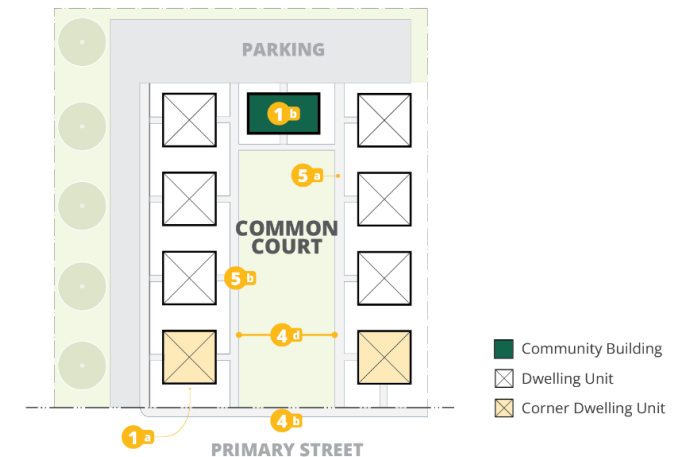
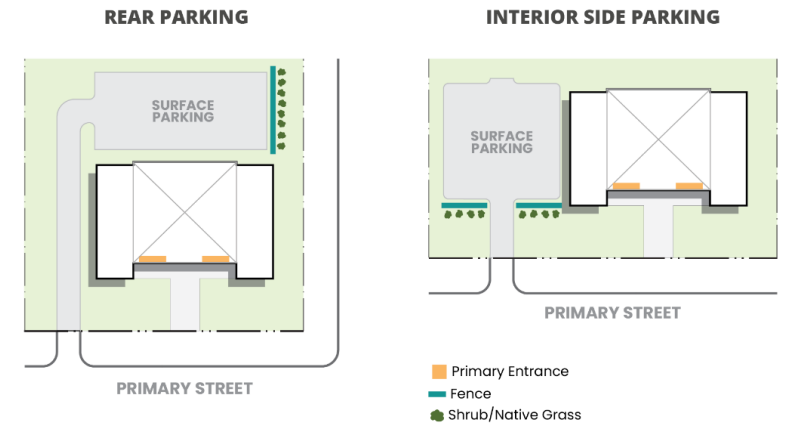
Setback Adjustments

Principal Uses Supplemental Standards

(9-4-040)

- **Three-Unit/Four-Unit**
 - *Max 2 front entrances*
 - *Parking screened with fence and shrubs*
- **Cottage Court**
 - *4-12 small buildings per site*
 - *Buildings face a shared central courtyard*
 - *Courtyard min 2,500 sq ft, visible from street*
 - *Walkways connect all buildings*

EXAMPLE
DIAGRAMS ONLY



Principal Uses

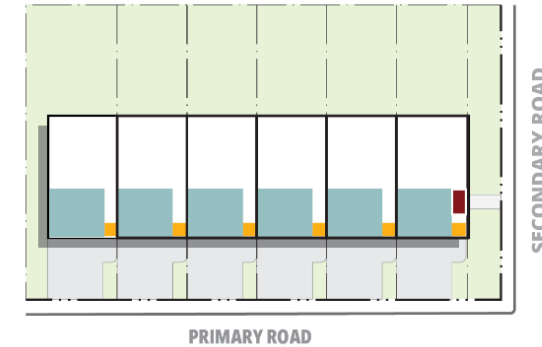
(9-4-040)

■ Supplemental Use Standards

– *Townhomes*

- Max 6 units per building
- Entrances face the street or a shared community space

TOWARD THE DESIGNATED
FRONT LOT LINE



- Primary Entrance Toward Front Lot Line
- Primary Entrance Toward Exterior Side Lot Line
- Garage

TOWARD AN INTERNAL
COURTYARD SPACE



- Primary Entrance Toward Internal Courtyard Space
- Primary Entrance Toward Front lot Line
- Garage

Principal Uses

(9-4-030)

Commercial Uses

- Consolidated uses into broader, simpler categories (e.g., Retail, General)
- Added square footage thresholds to manage intensity and allow a wider range of uses
- Prohibited uses identified in the use table

Table ####: Principal Uses in All Other Districts

Uses	Supplemental Standards	CN	CC	CG	CR	CO1	CO2	CBP	M1	M2	OS	PF
Commercial Uses												
Auto, truck, RV, and equipment storage				C	C			C	P	P		
Automobile wrecking yard		PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR
Bank or financial institution		P	P	P	P	P	P	P				
Bar establishment	####	P	P	P	P	P	P	P				
Bed and breakfast inn	####	P	P									
Business equipment rental and supplies			P	P	P		P	P	P	P		
Business service			P	P	P	P	P	P	P	P		
Car wash			C		C			C	P	P		

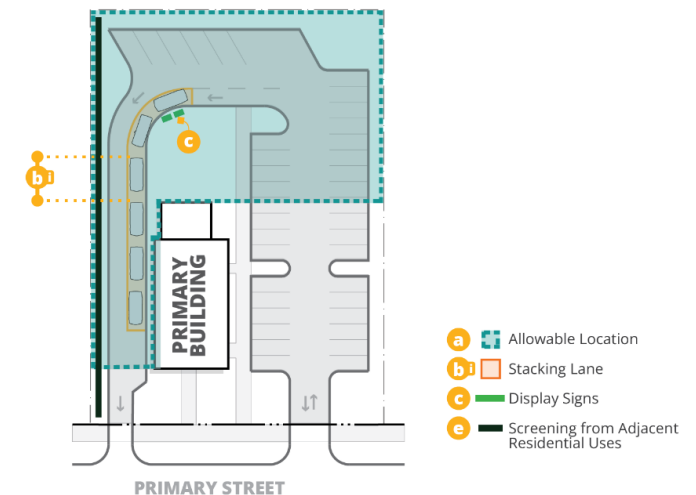
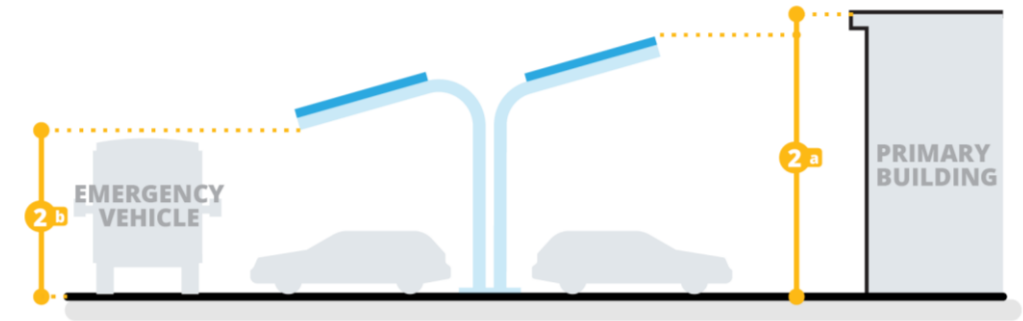
Accessory Uses Supplemental Standards

(9-4-060)

EXAMPLE
DIAGRAMS ONLY

- **Alternate Energy Systems**
 - Solar Energy Collection System
 - (Canopy, Ground Mounted, Roof Mounted)
 - Wind Energy Conversion System
 - Support clean energy with clear safety and design standards

- **Drive-Through Facility**
 - Stacking requirements, screening from residential



Next Steps

- Address Planning Commission and City Council feedback
- Post documents for public review
 - *open for 3 months*
- Publish social media updates
- Review of Master Planned Developments (MPDs) chapter

