

Zoning and Subdivision Code Update

Todd Taylor, Planner

City Council
June 2, 2026

Single Family Residential

- Comparison of current and proposed districts.

Standards	RA1	RA2	R3	R4	R5
Lot Standards (Min)					
Lot Area (s/f)	40,000	20,000	13,000	10,000	8,000
Lot Frontage (ft)	50	50	50	50	50
Lot Width (ft)	100	90	80	80	70
Yard Setbacks (Min)					
Front (ft)	30	30	25	25	25
Exterior Side (ft)	30	30	25	25	25
Interior Side (ft)	12	12	10	8	8
Rear (ft)	20	20	20	20	20
Building Standards (Max)					
Building Height (ft)	35	35	35	35	35
Building Coverage (%)	40	40	40	40	40
Density (Max)					
Lot Area (du/ac)	1	2	3	4	5

Standards	RA1	RA2	RS	NR	UR
Lot Standards (Min)					
Lot Area (s/f)	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
Yard Setbacks (Min)					
Front (ft)	30	30	25	25	25
Exterior Side (ft)	30	30	25	25	25
Interior Side (ft)	12	12	10	8	8
Rear (ft)	20	20	20	20	20
Building Standards (Max)					
Building Height (ft)	35	35	35	35	35
Building Coverage (%)	30	35	40	40	40

Mixed Residential 1

- Previous MXR revised / split.
- Comparison of UR (single-family) with proposed district.

Standards	Single-Family
	UR
Lot Standards (Min)	
Lot Area (s/f)	8,000
Lot Frontage (ft)	50
Lot Width (ft)	70
Yard Setbacks (Min)	
Front (ft)	25
Exterior Side (ft)	25
Interior Side (ft)	8
Rear (ft)	20
Building Standards (Max)	
Building Height (ft)	35
Building Coverage (%)	40

Mixed Residential 1			
Standards	Single-Family;	Twin Home	Cottage Court
Lot Standards (Min)			
Lot Area (s/f)	6,000	4,000	20,000
Lot Frontage (ft)	50	25	50
Lot Width (ft)	50	25	100
Yard Setbacks (Min)			
Front (ft)	20	20	20
Exterior Side (ft)	15	15	15
Interior Side (ft)	6	6	5
Rear (ft)	20	20	10
Building Standards (Max)			
Building Height (ft)	35	35	35
Building Coverage (%)	60	60	60

Mixed Residential & Multi-Family

- Previous MXR revised / split.
- Comparison of proposed districts.

Mixed Residential 2			
Standards	Duplex	Three-Unit; Four-Unit	Townhome
Lot Standards (Min)			
Lot Area (s/f)	8,000	10,000	2,000
Lot Frontage (ft)	50	50	N/A
Lot Width (ft)	50	70	N/A
Yard Setbacks (Min)			
Front (ft)	20	20	20
Exterior Side (ft)	15	15	15
Interior Side (ft)	6	5	10
Rear (ft)	20	10	10
Building Standards (Max)			
Building Height (ft)	35	35	35
Building Coverage (%)	60	60	60

Multi Family			
Standards	Three-Unit; Four-Unit	Townhome	Multi-Family
Lot Standards (Min)			
Lot Area (s/f)	8,000	1,000	40,000
Lot Frontage (ft)	N/A	N/A	N/A
Lot Width (ft)	N/A	N/A	N/A
Yard Setbacks (Min)			
Front (ft)	20	20	5 to 30
Exterior Side (ft)	15	20	
Interior Side (ft)	5	10	
Rear (ft)	10	20	
Building Standards (Max)			
Building Height (ft)	35	35	45
Building Coverage (%)	N/A	N/A	N/A

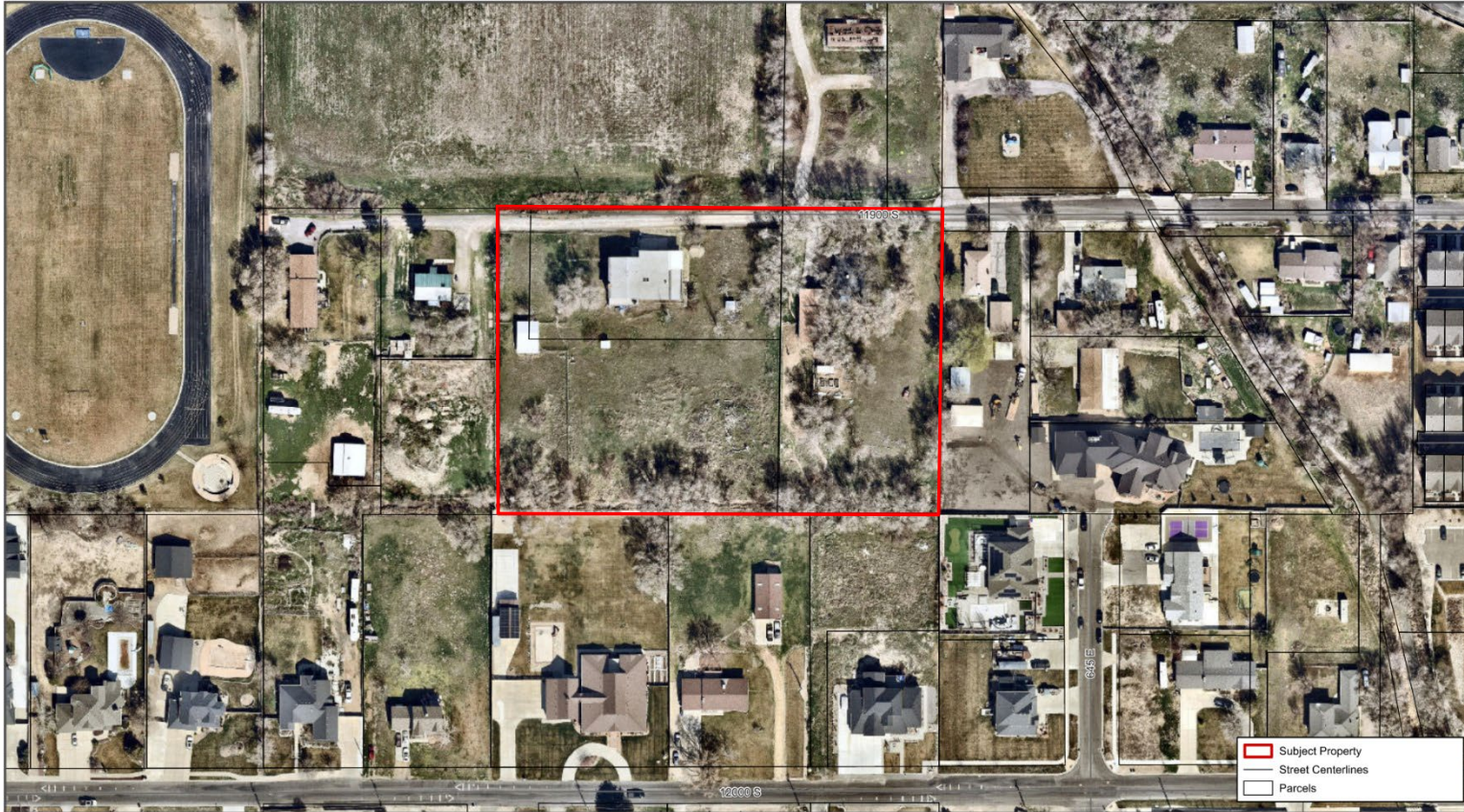
	RM1			
Standards	Single-Family	Two-Family	Townhome	Multi-Family
Lot Standards (Min)				
Lot Area (s/f)	6,000	10,000	1,000	43,560
Lot Frontage (ft)	N/A	N/A	N/A	N/A
Lot Width (ft)	N/A	N/A	N/A	N/A
Yard Setbacks (Min)				
Front (ft)	20	20	5 to 30	5 to 30
Exterior Side (ft)	20	20		
Interior Side (ft)	6	6		
Rear (ft)	20	20		
Building Standards (Max)				
Building Height (ft)	35	35	35	35
Building Coverage (%)	N/A	N/A	N/A	N/A
Density (Max)				
Lot Area (du/ac)	8	8	8	8

	RM2			
Standards	Single-Family	Two-Family	Townhome	Multi-Family
Lot Standards (Min)				
Lot Area (s/f)	4,000	8,000	1,000	43,560
Lot Frontage (ft)	N/A	N/A	N/A	N/A
Lot Width (ft)	N/A	N/A	N/A	N/A
Yard Setbacks (Min)				
Front (ft)	20	20	5 to 30	5 to 30
Exterior Side (ft)	20	20		
Interior Side (ft)	5	5		
Rear (ft)	20	20		
Building Standards (Max)				
Building Height (ft)	35	35	35	35
Building Coverage (%)	N/A	N/A	N/A	N/A
Density (Max)				
Lot Area (du/ac)	12	12	12	12

	Mixed Residential 2		
Standards	Duplex	Three-Unit; Four-Unit	Townhome
Lot Standards (Min)			
Lot Area (s/f)	8,000	10,000	2,000
Lot Frontage (ft)	50	50	N/A
Lot Width (ft)	50	70	N/A
Yard Setbacks (Min)			
Front (ft)	20	20	20
Exterior Side (ft)	15	15	15
Interior Side (ft)	6	5	10
Rear (ft)	20	10	10
Building Standards (Max)			
Building Height (ft)	35	35	35
Building Coverage (%)	60	60	60

	Multi Family		
Standards	Three-Unit; Four-Unit	Townhome	Multi-Family
Lot Standards (Min)			
Lot Area (s/f)	8,000	1,000	40,000
Lot Frontage (ft)	N/A	N/A	N/A
Lot Width (ft)	N/A	N/A	N/A
Yard Setbacks (Min)			
Front (ft)	20	20	5 to 30
Exterior Side (ft)	15	20	
Interior Side (ft)	5	10	
Rear (ft)	10	20	
Building Standards (Max)			
Building Height (ft)	35	35	45
Building Coverage (%)	N/A	N/A	N/A

Example Mixed Residential 1



Existing Conditions:

Land Use
RES LMD

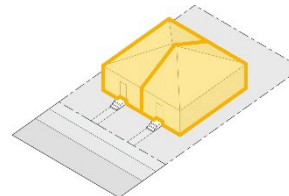
Zoning
RA1

Acreage
4.02 acre
(175,111 sf)

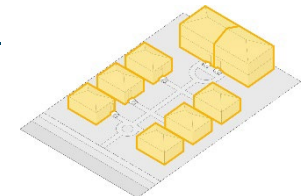
Potential Development (maximum)

Single-Family
29 units
(7.2 du/ac)

Twin Home
43 units
(10.6 du/ac)



Cottage Court
8 courts
62 units
(15.4 du/ac)



Example Mixed Residential 2



Existing Conditions:

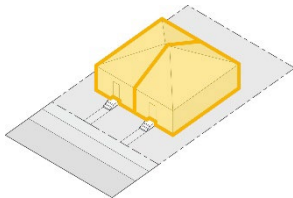
Land Use
COM CC / COM NC /
RES MD

Zoning
RA1

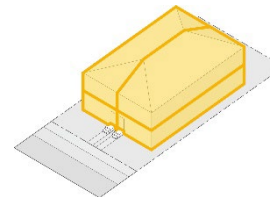
Acreage
1.0 acres
(43,560 sf)

Potential Development (maximum)

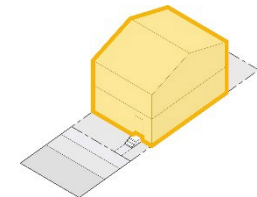
Duplex
5 buildings
10 units
(10 du/ac)



3-Unit / 4-Unit
4 buildings
12-16 units
(12-16 du/ac)



Townhome
4 buildings
21 units
(21 du/ac)



Affordable Homeownership Overlay

Density Bonus for Single-Family

Districts	Base Max Density	Max Density with Bonus
RS	3 du/acre	6 du/acre
NR	4 du/acre	6 du/acre
UR/MXR 1	5 du/acre	7.5 du/acre

Density Bonus for Multi-Family

Housing Type	Base Max Density	Max Density with Bonus
Duplex	10 du/ac	20 du/ac
Three-Unit; Four-Unit	17 du/ac	20 du/ac

- **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

Affordable Homeownership Overlay

Density Bonus for Single-Family

Districts	Base Max Density	Max Density with Bonus
RS	3 du/acre	6 du/acre
NR	4 du/acre	6 du/acre
UR/MXR 1	5 du/acre	7.5 du/acre

Density Bonus for Multi-Family

Housing Type	Base Max Density	Max Density with Bonus
Duplex	10 du/ac	20 du/ac
Three-Unit; Four-Unit	17 du/ac	20 du/ac

- **Extra Incentives (pick 2)**
 - Single-Family
 - Lot coverage increased 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

Next Steps

- Post documents for public review
 - Open for three (3) months

Questions or Comments?

Contact:

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	RM1			
Standards	Single-Family	Two-Family	Townhome	Multi-Family
Lot Standards (Min)				
Lot Area (s/f)	6,000	10,000	1,000	43,560
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Lot Width (ft)	N/A	N/A	N/A	N/A
Yard Setbacks (Min)				
Front (ft)	20	20	5 to 30	5 to 30
Exterior Side (ft)	20	20		
Interior Side (ft)	6	6		
Rear (ft)	20	20		
Building Standards (Max)				
Building Height (ft)	35	35	35	35
Building Coverage (%)	N/A	N/A	N/A	N/A
Density (Max)				
Lot Area (du/ac)	8	8	8	8

	RM2			
Standards	Single-Family	Two-Family	Townhome	Multi-Family
Lot Standards (Min)				
Lot Area (s/f)	4,000	8,000	1,000	43,560
Lot Frontage (ft)	N/A	N/A	N/A	N/A
Lot Width (ft)	N/A	N/A	N/A	N/A
Yard Setbacks (Min)				
Front (ft)	20	20	5 to 30	5 to 30
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Density (Max)				
Lot Area (du/ac)	12	12	12	12

	MXR			
Standards	Single-Family; Duplex; Twin Home	Three-Unit; Four-Unit	Cottage Court	Townhome
Lot Standards (Min)				
Lot Area (s/f)	8,000	10,000	20,000	2,000
Lot Frontage (ft)	50	50	50	N/A
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Exterior Side (ft)	15	15	15	15
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Rear (ft)	20	10	10	10
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Building Height (ft)	35	35	35	35
Building Coverage (%)	60	60	60	60

Multi Family		
Three-Unit; Four-Unit	Townhome	Multi-Family
8,000	1,000	40,000
N/A	N/A	N/A
N/A	N/A	N/A
20	20	5 to 30
15	20	
5	10	
10	20	
35	35	45
N/A	N/A	N/A