

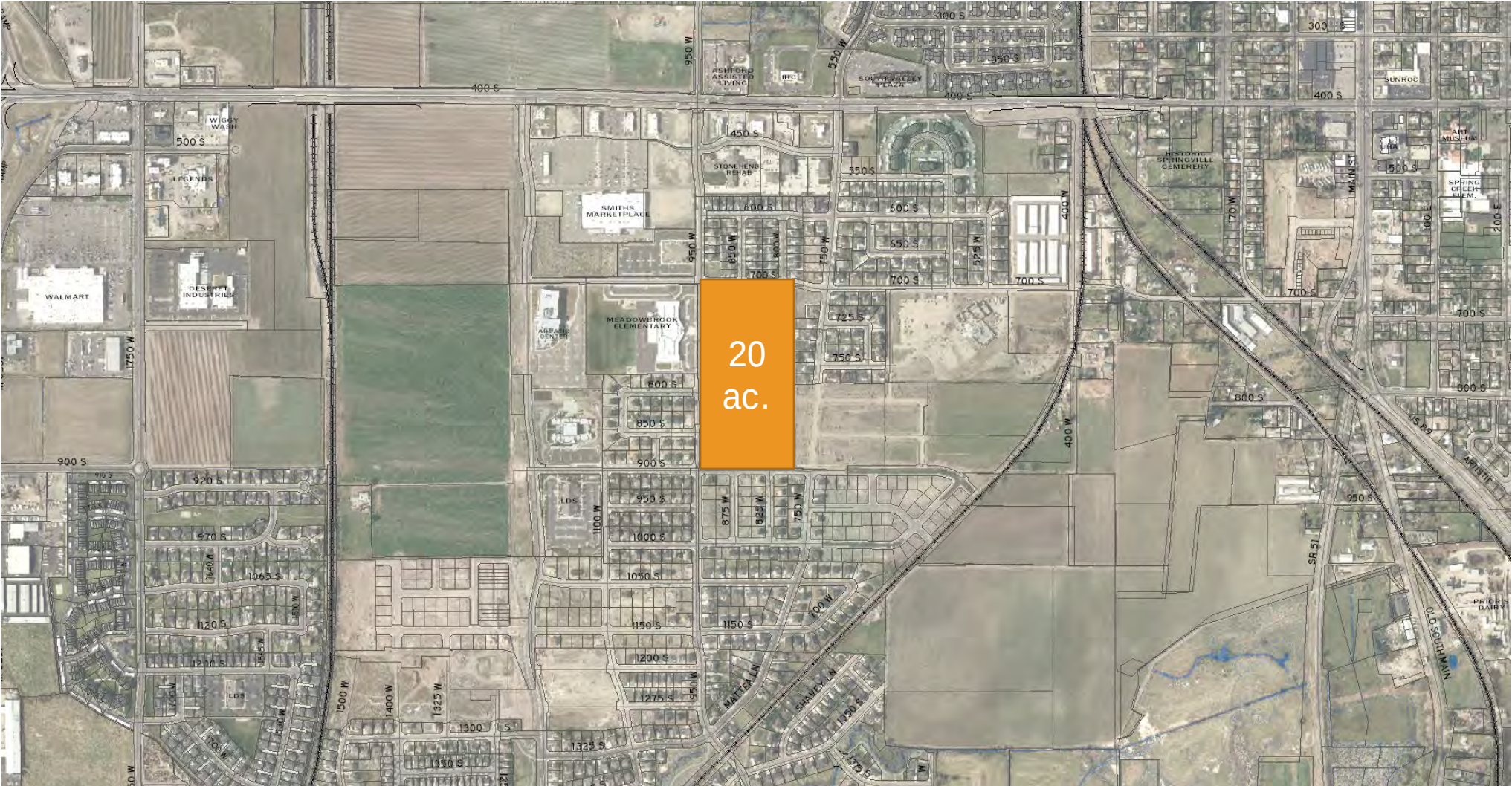


PLANNING DISCUSSIONS

JULY 7, 2020



THE WESTFIELDS SOUTH AREA





WESTFIELDS CENTRAL DESIGN ELEMENTS



- A unique and identifiable place or neighborhood
- Significant open space
 - Linear Park
 - Main Park





WESTFIELDS CENTRAL DESIGN ELEMENTS



- Traditional Design
- High Quality Materials
 - Smooth stucco
 - Masonry
 - Wood/fiber cement
- Diverse Housing Types
 - Single-Family
 - Small SF
 - Paired Homes
 - Mansion Homes
 - 4-Plex/Small Flats
 - Townhomes



Westfields Central Overlay Zone

Purpose

- Provide diverse and walkable community
- Improve quality of life for residents who want to live near open space
- Provide variety of family dwellings for all stages of life



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Location

- Within:
- Within ½ mile of walkable amenities (grocery stores, schools, recreation facilities, etc.)
 - Surrounded by residential developments on 2 sides
 - West of 400 West and east of 1500 West
 - Within the R1-15, R1-10 and R1-8 zones
 - Not within 1 mile of another Westfields Central Overlay



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Uses

- All uses allowed in the underlying zone
- Higher densities if participation in density bonus requirements

Development Size

- 20 to 30 acres



Westfields Central Overlay Zone

Density

- Baseline in zone (e.g. R1-10 baseline is 3 units/acre)
- If participating in density bonus, developer gets 2.5 times the amount of density (e.g. R1-10 would jump from 3 per acre to 7.5 per acre).



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- 5 acres of park
 - At least a 3 acre main park area
 - At least 2 acres of linear parkway in front of homes that connects homes to the main park



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Housing Mix (percentages are unit percentages)

- Single-family Dwellings >8,000 sq. ft. = at least 10%
- Single-family Dwellings 3,500-8,000 sq. ft. = 10-25%
- 2 to 4 Unit Dwellings (duplexes, twin homes and mansion homes) = 20-40%
- Townhomes = 20-50%
- No 12-plex type units



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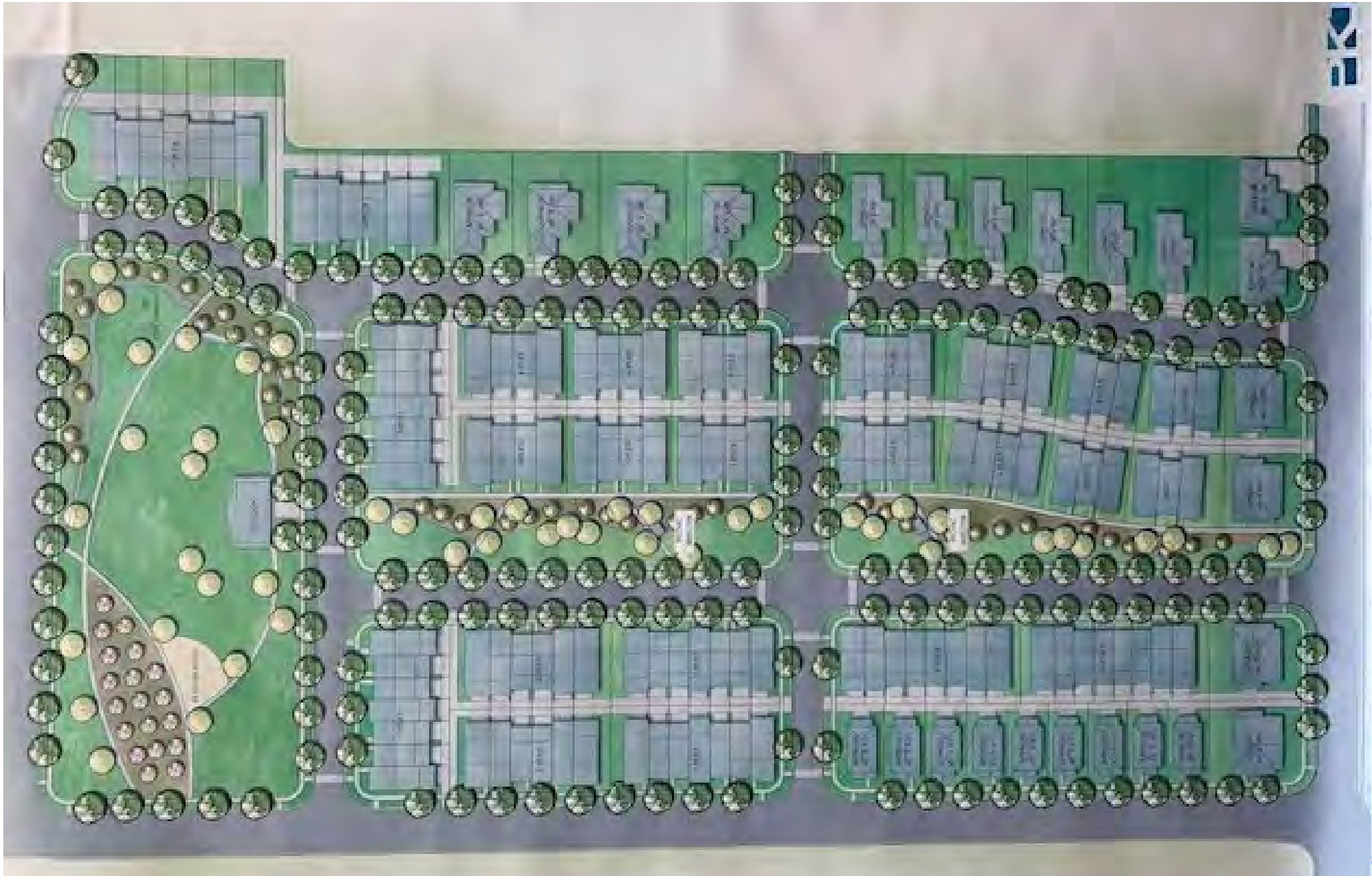
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Design Standards (density bonus requirements)





Types of Land Uses	Accessory Dwelling Units (ADUs)	Short-term Rentals (STRs)
Planning Priority	• 2	• 13



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What's been done?	• Planning Commission Discussion • Review of Other Cities	• Planning Commission Discussion • Public Open House • Review of Other Cities



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What's been done?	• Planning Commission Discussion • Review of Other Cities	• Planning Commission Discussion • Public Open House • Review of Other Cities
Where from here?	• Revise Ordinance (2 wks) • Planning Commission Public Hearing (2-4 wks) • City Council (4-6 wks)	• Revise Ordinance (2 wks) • Planning Commission Public Hearing (2-4 wks) • City Council (4-6 wks)



Types of Land Uses	Accessory Dwelling Units (ADUs)	Short-term Rentals (STRs)
Purpose	• Help address growth • More housing choices • Efficient use of public utilities • Affordable Housing	• Preserve Residential Character • Affordable Housing (owner's primary residence)



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Where allowed?	• All residential zones	• All residential zones
How many occupants?	• One family or • Up to 4 unrelated people	• No more than 8 related people or • Up to 4 unrelated people



ADU - TYPES - Within A Single-family Dwelling

mother in law
apartment



basement
apartment





ADU - TYPES - Within A Single-family Dwelling

mother in law
apartment



basement
apartment



- Max size - the greater of 650 sq. ft. or 50% the sq. footage of the dwelling.
- Min size - 200 sq. ft.



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- Must be compliant with Building and Fire Codes and all land use regulations.



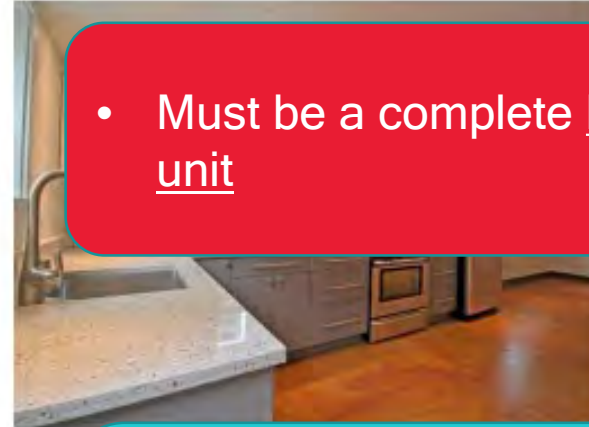
ADU - TYPES - Within A Single-family Dwelling

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- Must be a complete housekeeping unit



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ADU - TYPES - Within A Single-family Dwelling

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- Separate entrance required.
- An interior connection must be maintained between ADU and main dwelling.



basement
apartment

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ADU - TYPES - Within A Single-family Dwelling

mother in law apartment



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basement apartment

- Parking –
 - R1-10 and R1-15 Zones - 2 additional on-site parking spaces.
 - All other zones – 1 additional on-site parking space and no parking space required if close to a transit stop (1/4 mile) or business district (1/2 mile).

- Must be a complete housekeeping unit

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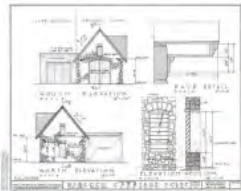


ADU - TYPES - Detached ADU

granny flat



carriage house



garage apartment

coach house





ADU - TYPES - Detached ADU

granny
flat



- Max size - 650 sq ft
- Min size - 200 sq ft



carriage
house



garage
apartment



coach
house





- Building height -

ADU - TYPES - Detached ADU

granny
flat



- Max size - 650 sq ft
- Min size - 200 sq ft



carriage
house



garage
apartment



coach
house

- Height
 - 15 ft. (most zones)
 - 25 ft. (R1-15)



- Building height -

ADU - TYPES - Detached ADU

granny
flat

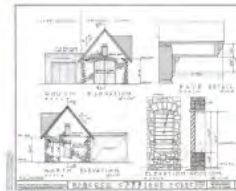


- Max size - 650 sq ft
- Min size - 200 sq ft

- Setbacks

- Side Yard - 3 ft to 10 ft depending on zone and height of building
- Rear Yard - 3 ft (10 ft in R1-15 for buildings > 15 ft. tall)
- 10 ft back from main dwelling

carriage
house



garage
apartment

coach
house



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 - 15 ft. (most zones)
 - 25 ft. (R1-15)



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ADU - TYPES - Detached ADU

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- 10 ft back from main dwelling

- Entrances

- Face alley, public street or rear of single-family dwelling
- If facing side yard, must be 10 ft. from side and rear lot line



- Height
 - 15 ft. (most zones)
 - 25 ft. (R1-15)



ADU - REGULATIONS

- Accessory Dwelling Unit. Only one ADU allowed on a lot that has only one single-family dwelling unit.
- Rented. May only be rented for 30 days or longer.
- Owner Occupant of Property:
 - An individual listed on a recorded deed.
 - A person related to the owner on a recorded deed.
 - An individual who is a trustor of a family trust.



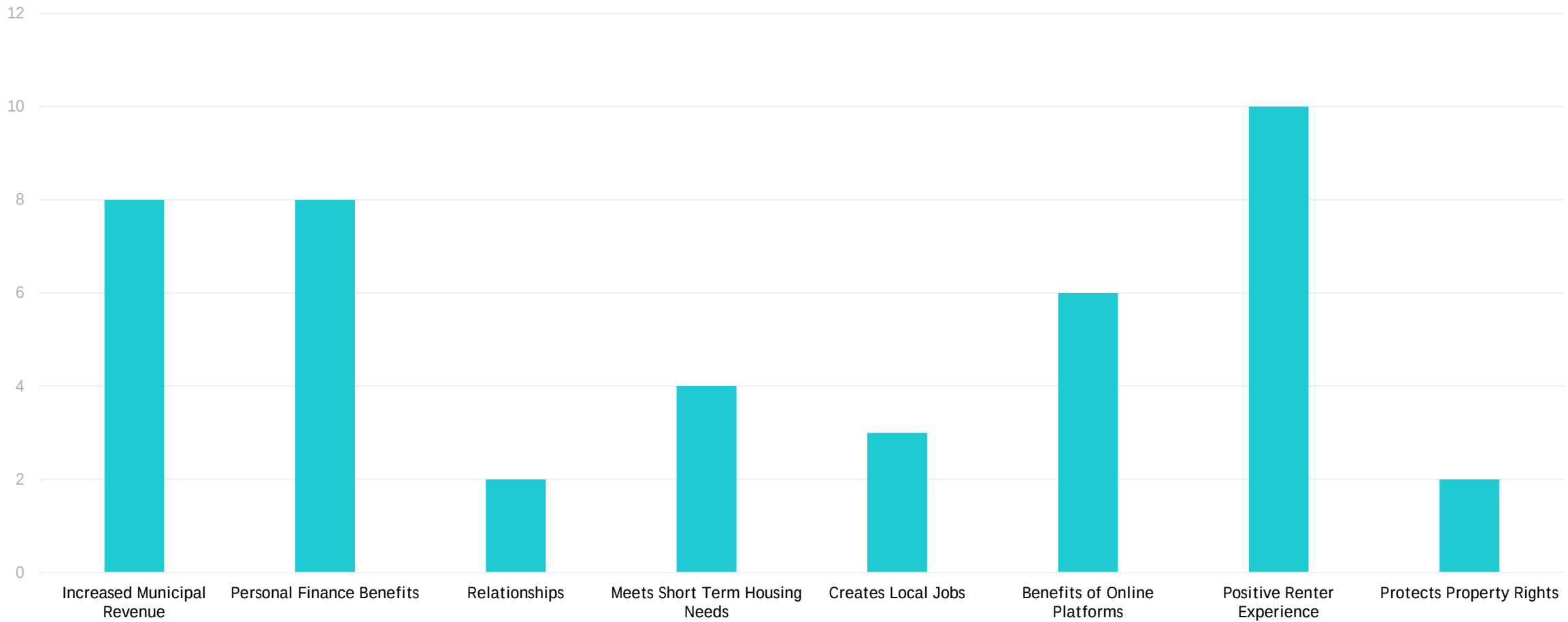
ADU - REGULATIONS

- Exceptions to Owner Occupied.
 - Must have lived in single-family home for at least one-year.
 - Owner has a bona fide, temporary absence of less than three years (e.g. military, sabbatical, voluntary service, etc.)
- Must Obtain a Permit for the ADU
 - Proof of Owner Occupancy
 - Deed Restriction
 - Meet all ADU Requirements
- Annual Report to City Council - Number and Location



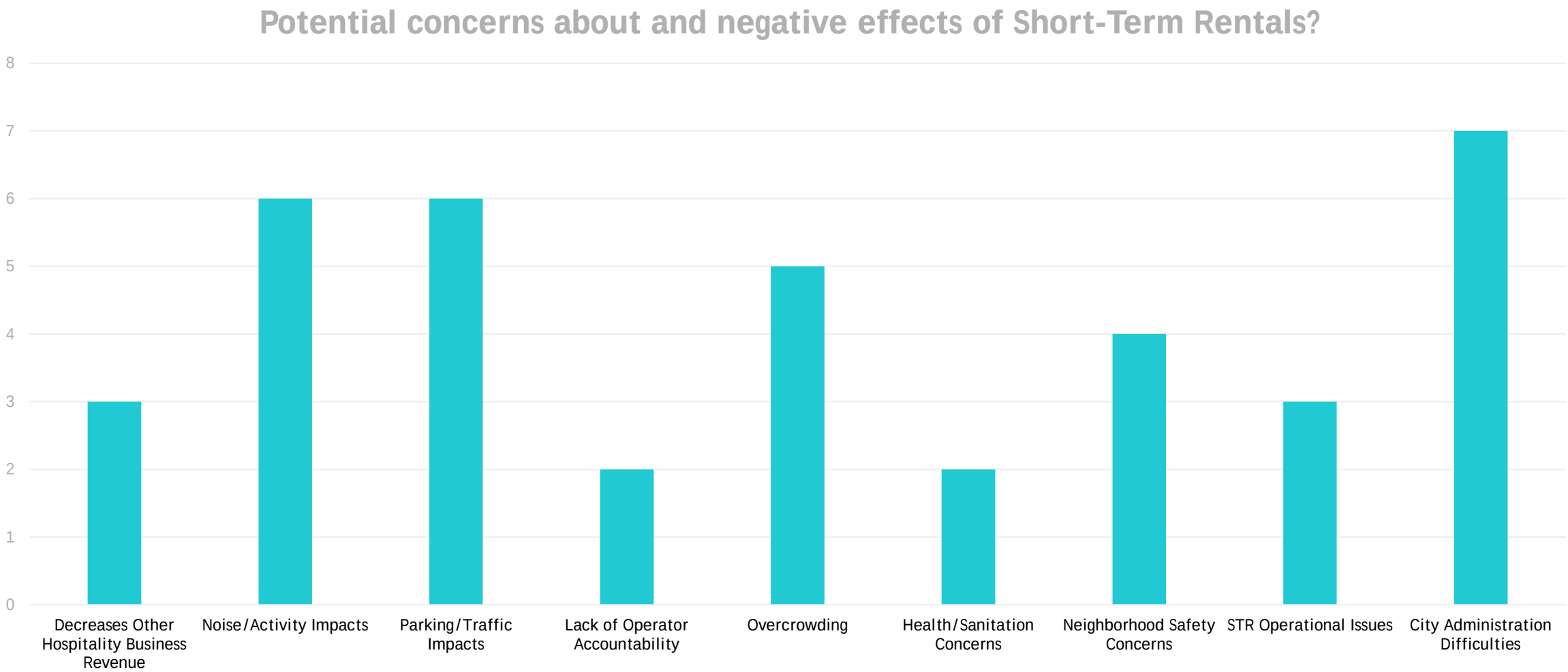
PUBLIC MEETING COMMENTS

Potential benefits of Short-Term Rentals?





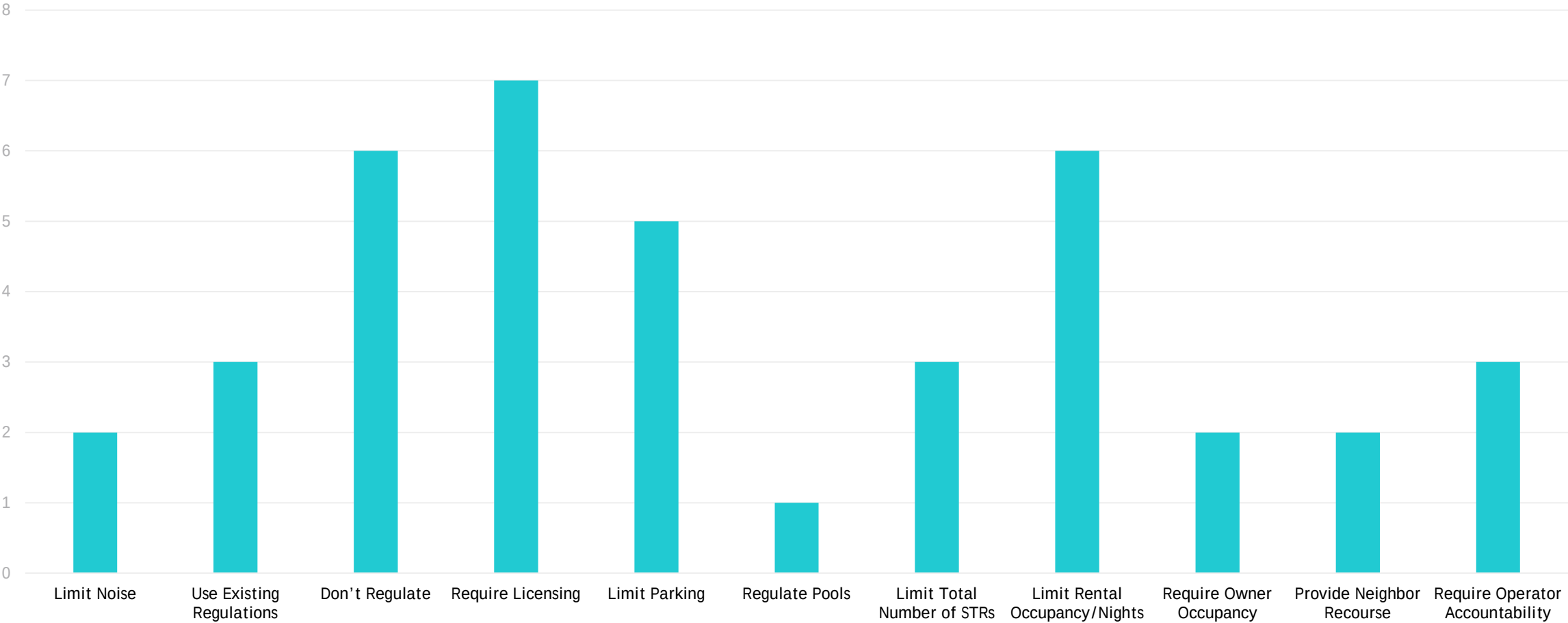
PUBLIC MEETING COMMENTS





PUBLIC MEETING COMMENTS

What types of regulations may help address concerns/negative effects?





SHORT-TERM RENTALS

- Required Permits
 - Short-term Rental Business License
 - Short-term Rental Special Use Permit
- General Requirements
 - A designated STR area for property (only one designation per property)
 - Owner must use property as primary residence (live their at least 183 days/year)
 - Owner:
 - A fee-title owner who possess 50% or more of property, or
 - A trustor of a family trust that owns 50 % of property.
 - An owner shall not be a corporation, partnership, LLC or any similar corporate entity.



SHORT-TERM RENTALS

- Occupancy Requirements
 - Maximum renter occupancy 8 related people or four unrelated people
 - Only rent to one renter at a time
 - May not be rented for more than 182 nights per year
 - Maximum rental is 29 days
 - One night of vacancy between rentals
- Parking Requirements
 - Parking plan
 - Parking limited to on-site parking (e.g. existing garage, driveway, and dedicated parking spots.
 - No on-street parking



SHORT-TERM RENTALS

- Urgent Response - Owner must respond within one hour to a legitimate complaint.
- Noise - STR must follow disturbance of the peace and nuisance requirements
- Noticing Requirements - Owner must provide the following to renters:
 - Nameplate with owner's name that may be reached 24/7
 - City issued business license
 - Parking requirements
 - Maximum occupancy
 - Disturbance of the peace and nuisance requirements
 - Garbage pickup dates
 - Public Safety contact information
 - Other information required by Community Development Director



SHORT-TERM RENTALS

- Limited Number of STRs
 - One STR for every 500 residents
 - Five STRs within a 1,000 foot radius
 - Waiting List
- Annual Report to City Council - Number and Location

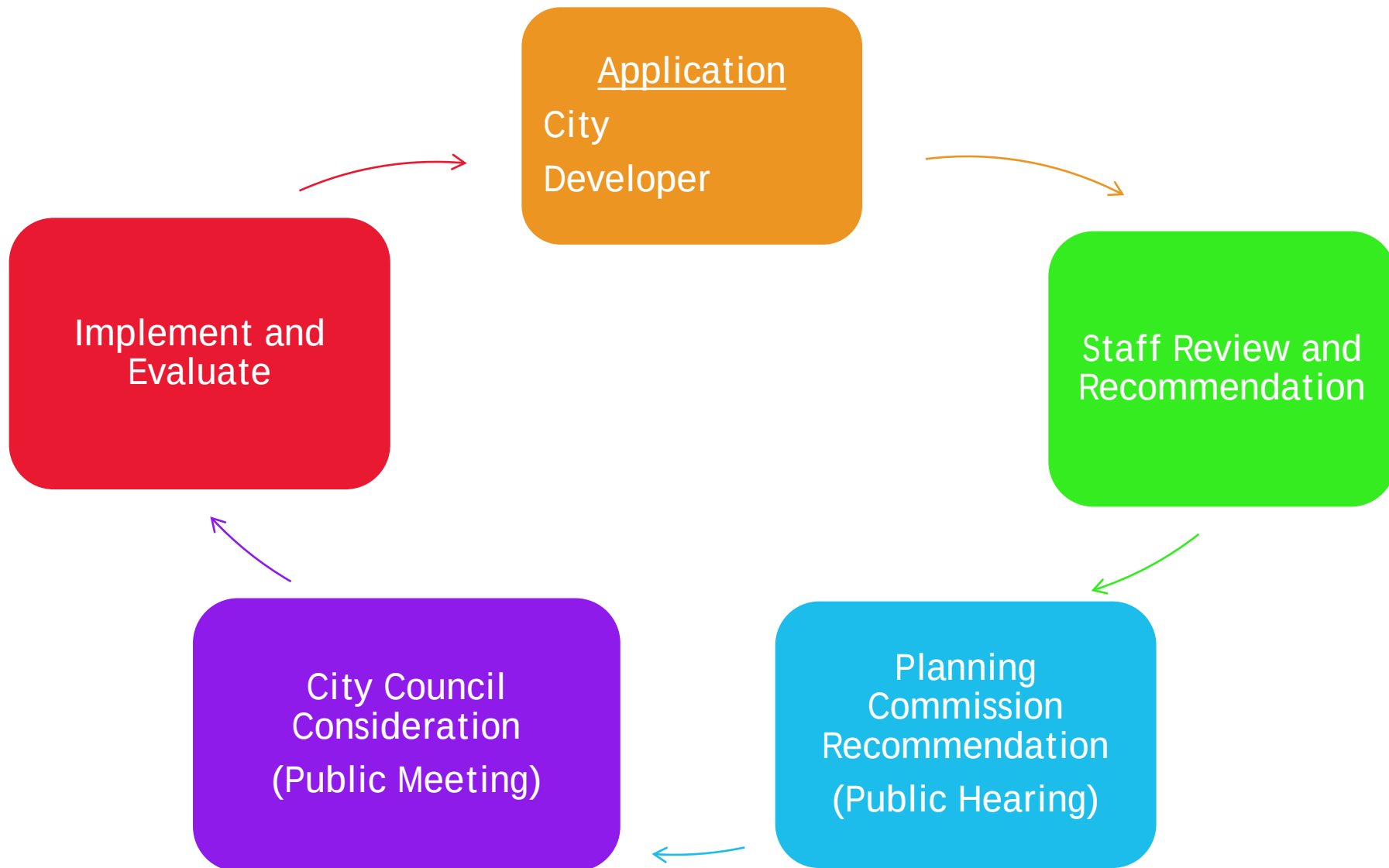


PLANNING TOOLS

- Land Use Regulation Process
- Types of Zoning Codes
- Design Standards
- Incentive Tools

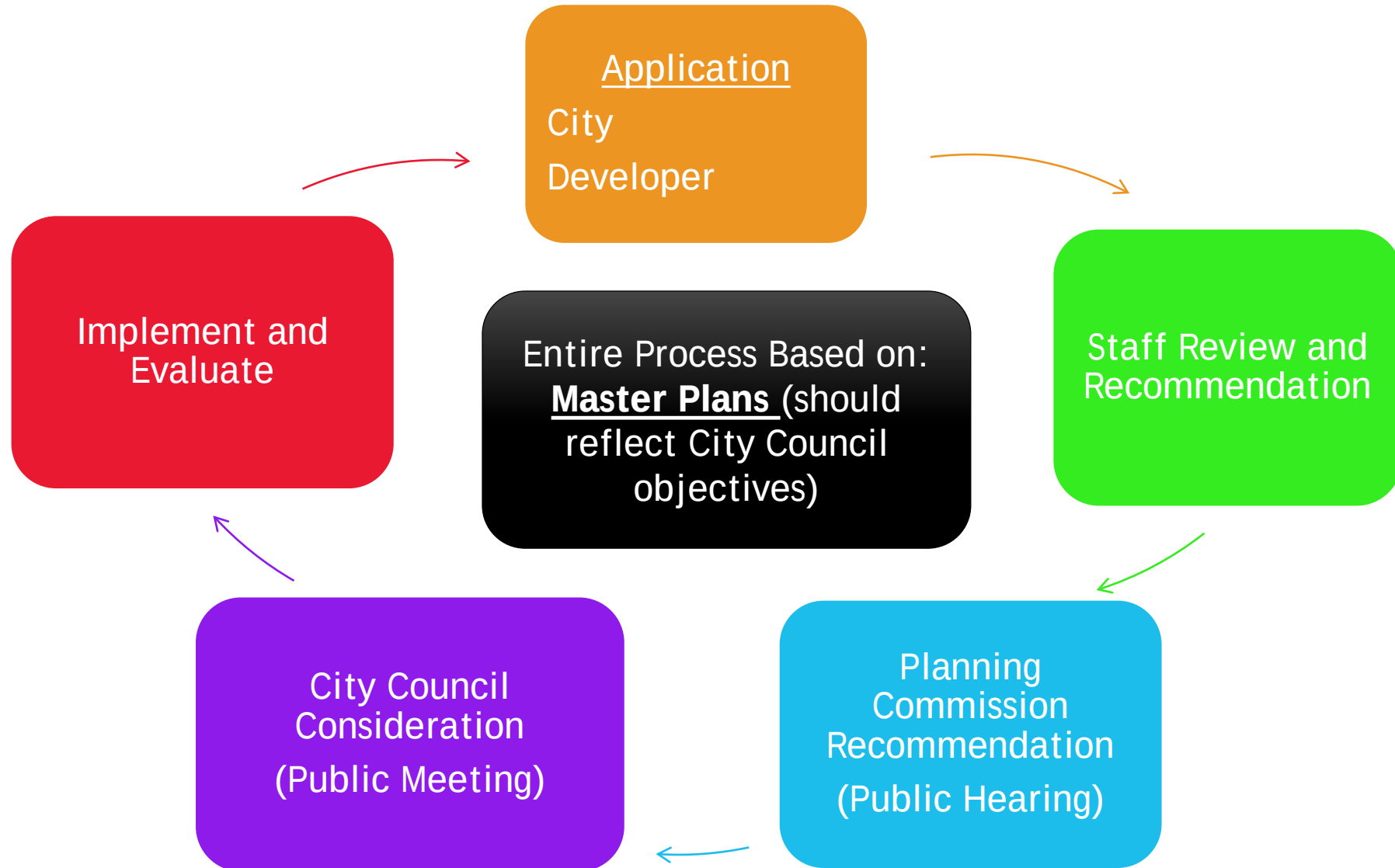


LAND USE REGULATION PROCESS





LAND USE REGULATION PROCESS





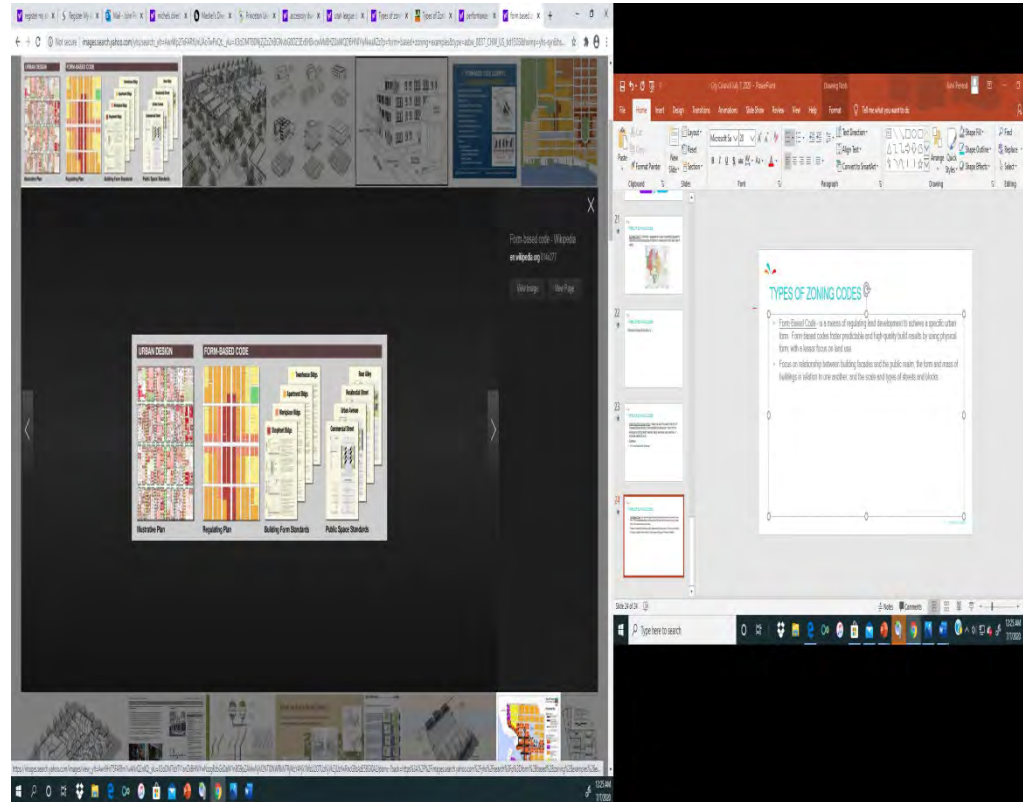
TYPES OF ZONING CODES

- Many different types of zoning:
 - Euclidean Zoning
 - Performance/Impact/Flexible Zoning
 - Incentive Zoning
 - Form-based Zoning
 - Hybrid Zoning



TYPES OF ZONING CODES

- Euclidean Zoning (Traditional) – segregate land uses into specified geographic districts and standards stipulate limitations on development within each type of district.





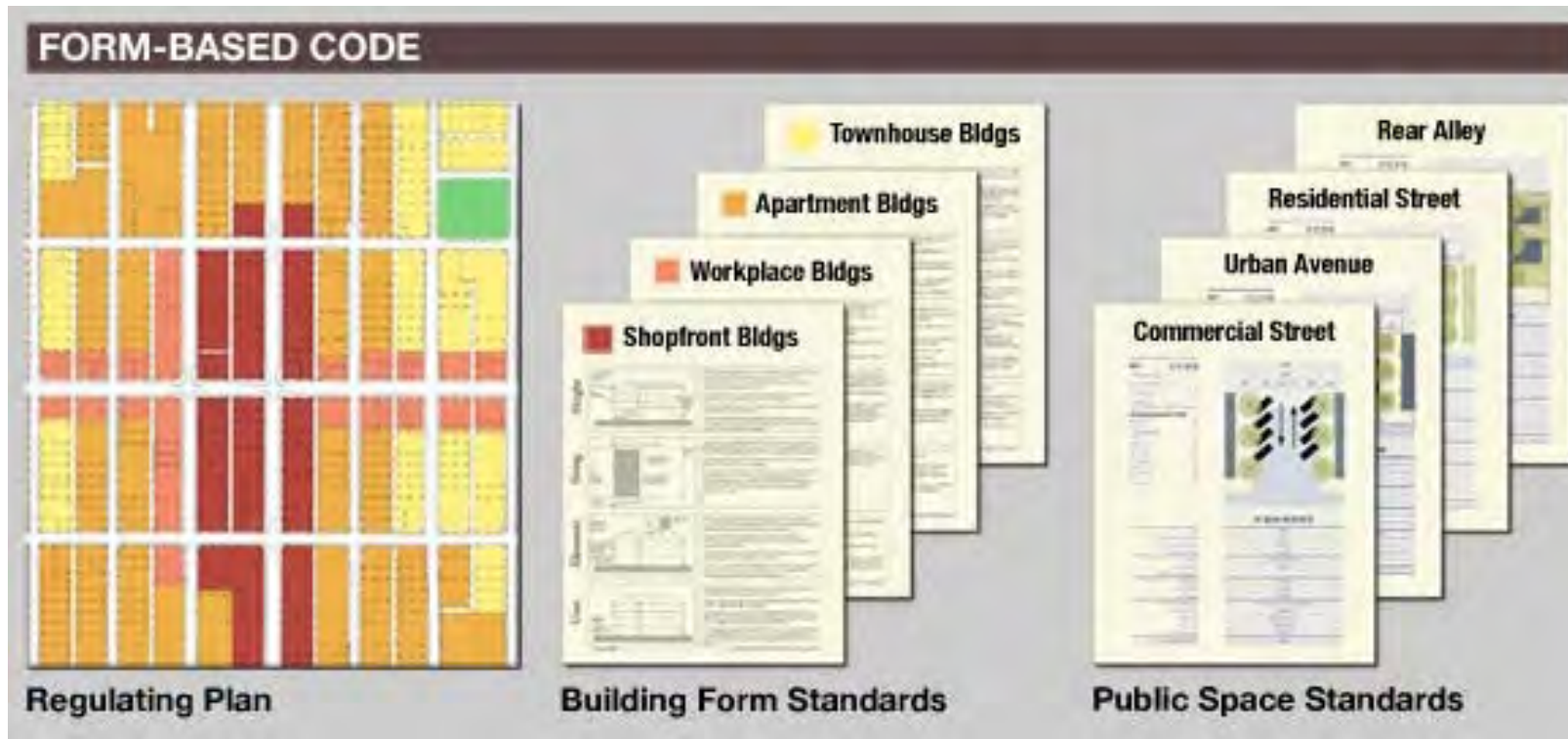
TYPES OF ZONING CODES

- Incentive Zoning (bonus zoning) - means the use of bonuses in the form of increased project density or other benefits to a developer in return for the developer providing certain features, design elements, uses, services, or amenities desired by a city.
- Example - City's Westfields Overlay Ordinance (Extra density for design elements)



TYPES OF ZONING CODES

- **Form-Based Code** - is a means of regulating land development to achieve a specific urban form. Form-based codes foster predictable and high-quality build results by using physical form, with a lessor focus on land use.
- Focus on relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.





SUBCODES: Lot Type I, Lyceum Gateway, Lot 1

TYPE I

SPECIFICATIONS

YARD

An area left free of structures more than 2 feet in height.



The current building envelope is the code. Any building built on this lot may be rebuilt per the previous building envelope.

Rear setback: 12 ft.*
Side setback: as shown.

PORCH

An unglazed roofed structure, an arcade.



Arcade depth: 12 ft.
Arcade width: 100% of building.
Rear porch depth (second floor only): 10 ft.
Rear porch width: 100% of flat roof portion of building.

PARKING

An open area with head-in parking only.



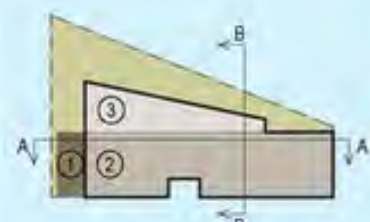
Parking: a minimum of four parking spaces shall be required in the rear setback.

TYPE I

SPECIFICATIONS

ROOF

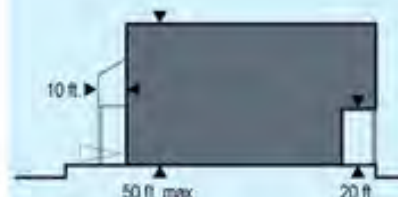
Various types covering the structure.



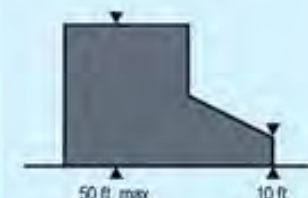
① Hip: pitch 3 in 12
② Flat
③ Shed: pitch 6 in 12

HEIGHT

The vertical distance between the average adjacent street elevation and a specified point on the structure.



Section A



Section B

Arcade height: 20 ft. to the underside of ceiling.
Rear porch height: occurs on 2nd floor only and projects 10 ft. from building.
Building plate height: 10 ft. along easement.

KEY



Yard
Buildable Area
Porch
Parking

*During the reformatting process, a discrepancy was found regarding this setback distance and it was determined that 12 ft. is correct.

This 2017 subcode amends and restates the original subcode for this property, which was adopted as part of the Seaside Code at the time the declaration for this property was recorded, or at some other point in the development process. The original instrument is available for historical reference in the Reference Book of Original Subcodes (2017) but is superseded by this 2017 subcode. Where easements are shown, they are provided for convenience only and do not modify the legal document that created the easement. Not all easements are shown herein.



BUILDING DESIGN STANDARDS

Views of Seaside:

Commentaries and Observations on a City of Ideas

Andrés Duany
H.R.H. The Prince of Wales
Léon Krier
Elizabeth Plater-Zyberk
Witold Rybczynski
Robert A.M. Stern
et al.

THE SEASIDE INSTITUTE

RIZZOLI
NEW YORK





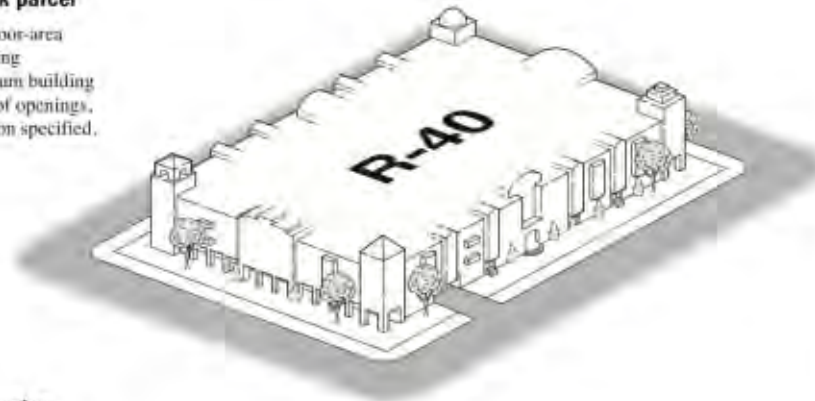
How zoning defines a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building height(s) specified.



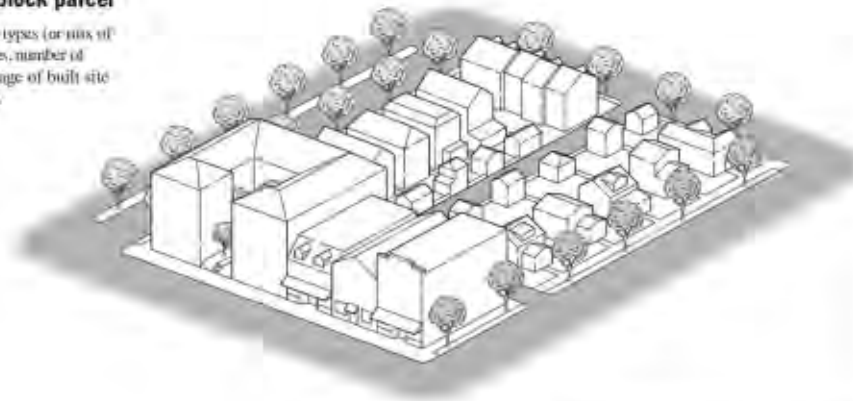
How design guidelines define a one-block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, maximum building height(s), frequency of openings, and surface articulation specified.



How form-based codes define a one-block parcel

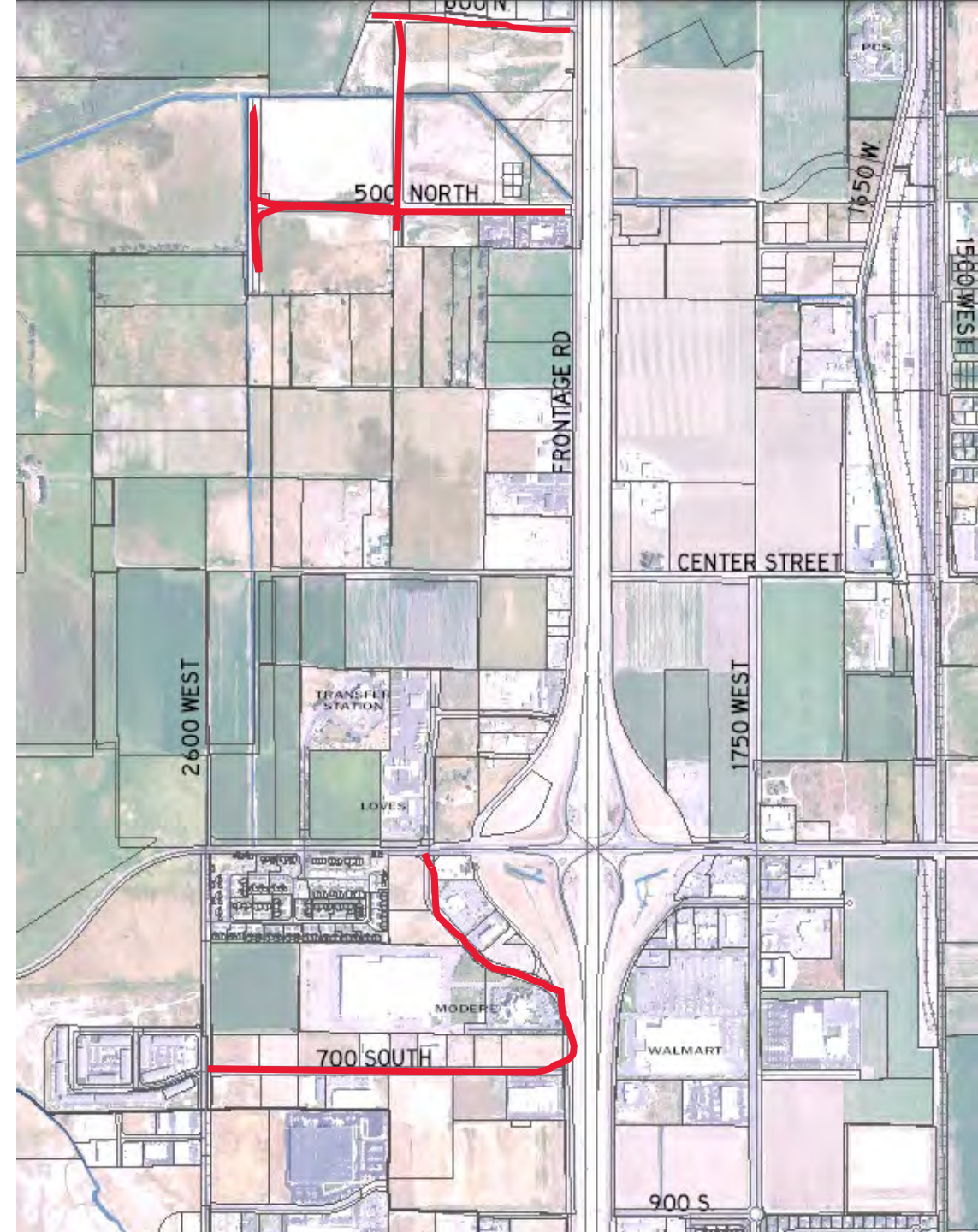
Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.





INCENTIVE TOOLS

- Incentive Zoning
- Special Improvement District (SID) -
Used to construct and/or maintain public improvements or utilities and levy assessments on the property owners the SID serves.





INCENTIVE TOOLS

- Development Agreement
 - Pay for Infrastructure,
 - Deal with phasing of project,
 - Address specific details about unresolved issues, or
 - Include other requirements of the City Council.



INCENTIVE TOOLS

- Community Reinvestment Agency (CRA) (aka RDA, CDA, EDA, UDA etc.)
 - Agency may act as a business and may perform certain functions that a City cannot. For instance, an agency has more flexibility in purchasing and selling property.
 - Project Area is Established
 - Sales Tax - the local portions of sales tax, 0.5% based on point of sale, may be dedicated for use by the Agency in the Project Area.
 - Property Tax Increment - City may enter into an agreement with other taxing entities to dedicate property tax increment for use by the Agency in the Project Area
 - Participation Agreements - Agreements entered into between the Agency and an owner in the project area to establish sales tax and tax increment to be paid to the City.



INCENTIVE TOOLS

- Springville Has Two Active Project Areas
- What Are Other Cities Doing with CRAs?
 - Spanish Fork - 5 active project areas
 - Provo - 10 active project areas
 - American Fork - 3 active project areas
 - Eagle Mountain - 4 active project areas
 - Lehi - 7 active project areas
 - Lindon - 2 active project areas
 - Orem - 8 project areas
 - Pleasant Grove - 3 active project areas

