



Municipality of Anchorage

Planning Department Long-Range Planning Division Memorandum



Date: August 15, 2017
To: R-3A Review Panel
From: Planning Staff
Subject: Draft R-3A Zoning District – Code Amendment Annotation

The following text introduces the code amendment language, and provides commentary annotated on every other page.

Amendments to the Zoning Code

How to read this section.

The draft amendments are arranged in the order they appear in the Title 21 Land Use Regulations (Zoning Code). The majority of the amendments are concentrated in Chapter 4 Section 21.04.020, Residential Districts. This is where a new subsection 21.04.020H. establishes the R-3A Residential Mixed-use District and its district-specific standards. Amendments in other sections of Title 21 have been made where they relate to the R-3A District. For example, Chapter 5 Table 21.05-1: Table of Allowed Uses establishes what uses would be allowed or prohibited in the R-3A. Chapter 6 Table 21.06-1: Table of Dimensional Standards – Residential Districts establishes setback, lot coverage, and building height standards. Later sections in Chapters 6, 7 and 8 address the R-3A district in the code's site development and subdivision regulations.

The amended code language is located on the odd-numbered pages. The facing (even-numbered) pages contain annotation about the code amendments. The annotation includes descriptions of the issue and the legislative intent of the solution. Annotation also provides guidance information for how to interpret and apply the draft amendment language.

Commentary is in **Comic Sans Serif**.

Code language appears on the right page in **Arial**.

Added language is underlined, and deleted language is ~~strikethrough~~, except that the new subsection 21.04.020H. is shown without underlines because all of subsection H. is new.

Section 21.04.020H.

Chapter 4 of Title 21 provides the district purpose statements and district-specific standards for each zoning district. This new subsection H. establishes the R-3A District.

The subsection places most regulations specific to the new R-3A District in one section, to maximize a single stop clearinghouse for users. It provides references to the other sections of Title 21 that apply to the R-3A District.

H.1. Purpose

The purpose statement explains the legislative intent behind the R-3A district. Purpose statements in Title 21 are not substantive requirements. They provide context whereby the regulatory provisions (located in subsection H.2.) can be better understood. This section refers to gross residential densities, typical for planning level purpose statements. Both gross and net densities are defined in Title 21.

H.2. District-Specific Standards

Most of H.2. addresses the introduction of commercial mixed-use and taller, mid-rise buildings into low-rise residential neighborhoods. They set minimum standards for:

- Maintaining a primarily residential use and character (subsections a, b, and c);
- Creating a neighborhood-scale pedestrian-oriented commercial setting (d., e., and f.);
- Allowing taller buildings through bonuses; and mitigating tall building impacts (g. and h.)

H.2.a. Allowed Commercial Uses

The 33 percent standard is calibrated to allow up to a full commercial ground floor in a three-story building with upper floor residential apartments.

H.2.b. Minimum Residential Density

"Density, Net" is defined in Chapter 14, in section 21.14.040, *Definitions*. 15 dwelling units per acre is considered to be the minimum concentration of housing (i.e., at the low end of the range) that is adequate to meet Anchorage's forecast housing needs, and support the public transit and pedestrian facilities necessary for compact, efficient development. Multifamily zoned lands are at a premium, so their efficient use is a priority.

H.2.c. Timing of Residential and Non-Residential Development

This ensures that at all times and phases of a development the R-3A stays foremost a residential zone. It avoids a situation in which the commercial portion of a permitted development plan is financed and built first, and the housing much later or not at all. Its language is more flexible than in the R-4A zone, which requires all of the permitted housing to be built first.

Section 21.04.020 Residential Districts

Add the Following New Subsection H:

H. **R-3A: Residential Mixed Use District** (Renumber Subsequent Subsections after New R-3A Subsection H)

1. **Purpose**

The R-3A district is a medium density, mixed-use multi-family district with gross densities between 12 and 30 dwelling units per acre. The R-3A district is primarily residential, but allows a variety of compatible commercial, retail, services, or office uses, as identified in Table 21.05-1. To maintain and provide desired housing densities with the addition of other uses, the R-3A district allows greater building heights and greater lot coverage than the R-3 district, based on site specific criteria, while maintaining a residential living environment with common open space, landscaping, and other features that benefit residents and the community. The R-3A district is typically located near designated city, regional, and town centers. The commercial aspects of this mixed-use district are intended to serve local neighborhood needs and promote pedestrian access to support local shopping.

2. **District Specific Standards**

a. **Allowed Commercial Uses**

The R-3A District, allows a maximum of 33% of gross floor area on the development site to be dedicated to non-residential uses such as commercial development. Allowed commercial uses are identified in Table 25.01-1. Commercial uses may be located in the same building as residential development or may be housed in a separate building from residential units.

b. **Minimum Residential Density**

The development shall be built to a net density of at least 15 dwelling units per acre.

c. **Timing of Residential and Non-Residential Development**

At any phase of the development, the non-residential portion of the development shall not receive a certificate of occupancy or conditional certificate of occupancy until the proportionate share of residential units that meet the requirements of 2. A. and 2. B. above have received a certificate of occupancy or conditional certificate of occupancy.

H.2.d. Mixed-use Development Standards

H.2.d. is specific to commercial mixed-use in the R-3A District. Subsections i. through iv. address basic site planning pre-requisites for walkable, neighborhood mixed-use development: to place and orient establishments in ways that integrate rather than segregate uses, invite rather than repel activity, and open up rather than close in establishments. Building placement relative to streets, pedestrian connections, and commercial façade openness and transparency are essential to mixed-use.

i. through iv. set a relatively low bar, compared to typical mixed-use settings in the U.S. They set a low common denominator to be practical in most areas of town likely to become R-3A districts. Stronger area-specific standards may be added later if the city designates certain streets or neighborhood areas to become more urban and walkable.

Subsections v. and vi. focus on mitigating the impacts of commercial uses on the residential living environment, and maintaining a neighborhood scale.

H.2.d.i. Building Placement Relative to the Street

This provision refers the user to the Chapter 6 setbacks provisions in Title 21, in subsection 21.06.030C.5., *Maximum Setbacks*. That subsection shows users how to measure, apply, use, and finding exceptions and exemptions to maximum setbacks in Title 21. It shows how maximum setbacks apply to sites with more than one building.

Prevailing zoning practice for mixed-use districts and "form-based" districts is to require buildings to be set right at the street ROW, or very close to the ROW. This is often called a "set-to" line. R-3A draft is more flexible to respond to local conditions. For example, it allows any building to be set back 60 feet, and mid-rises set back 90 feet.

H.2.d.ii. Street Facing Windows and Entries

H.2.d.ii uses the following set of Title 21-specific terms that are defined in Chapter 14, subsection 21.14.040. The definitions are important to understanding the provision. The reference to finished grade is necessary to have windows at sidewalk levels

- Visual access window (see "Window, Providing Visual Access")
- Primary entrance
- Wall area
- Building elevation (illustrated)
- Street facing building elevation (illustrated)
- Blank wall (illustrated)

An illustration and photos will be provided on the following pages.

d. Mixed-Use Development Standards

Purpose

The R-3A district is intended to create a mixed-use neighborhood development, with buildings addressing a "complete street" pedestrian environment with shops, entrances, and windows. Non-residential uses should be located along the street frontage and away from property lines that abut lower density residential areas.

i. Building Placement Relative to the Street

At least one-third (33%) of the length of the ground floor, street-facing non-residential building elevations shall have a maximum setback of 40 feet, as established in the R-3A District dimensional standards in Table 21.06-1, and in compliance with the illustrated maximum setback provisions of subsection 21.06.030C. 5. The maximum setback may be increased to 60 feet as provided in subsection 21.06.030C.5.c. The maximum setback may be increased to 90 feet for mid-rise buildings as provided in subsection 21.06.030C. 5. d.. Sites in the R-3A District with more than one street frontage shall meet these standards on at least two streets.

ii. Street Facing Windows and Entries

Visual access windows or primary entrances shall comprise at least 15 percent of the non-residential wall area of the street facing elevation. If there is more than one street frontage or building on the site, the street facing wall areas may be combined for the purpose of this calculation. Building façade walls more than 150 feet away from the facing street ROW are exempt from this calculation. The following additional standards apply to this calculation on the ground floor:

- (A) Qualifying windows shall be no more than four feet above finished grade.
- (B) No single blank wall section between qualifying windows or entries on the longest building elevation shall be more than two-thirds of the total length of that elevation.

H.2.d.iii. Visible Primary Entrances

The following terms in this provision are Title 21 terms defined in Chapter 14:

- Primary entrance
- Walkway
- Primary pedestrian walkway (with development standards in subsection 21.07.060F.4.)
- Wall plane
- Projection, wall plane
- Recess, wall plane

The distances of 90 feet and 45 feet respectively are intended to be calibrated relative to the width of a parking lot. 90 feet allows for a maximum of a single parking bay including a drive aisle between two rows of parking spaces between the building and street. 45 feet allows for only a drive aisle. Both account for perimeter landscaping and building façade walkways, such as pictured below, where the Walgreens store at Creekside Town Center is set back from DeBarr Road behind one parking bay.



H.2.d.vi. Maintaining Residential Character

Mid-rise multistory buildings are intended to be residential, rather than a mid-rise office district. Commercial uses are limited to the bottom three stories.

iii. Visible Primary Entrances

- (A) Developments with non-residential uses shall provide at least one primary entrance that is connected by a walkway of 90 feet or less to the street ROW. The walkway shall meet the standards of primary pedestrian walkway if the walkway is more than 45 feet long.
- (B) The primary entrance in 3. a. above shall be accentuated by at least one of the following menu choices:
 - (1) Portico, overhang, canopy, or similar permanent feature projecting from the wall;
 - (2) Recessed and/or projected entrance wall plane;
 - (3) Arches, peaked roof forms, terracing parapets, or other change of building roofline;
 - (4) Changes in siding material, or detail features such as tilework, to signify the entrance, or:
 - (5) Entrance plaza, patio, or similar common private space.

iv. Street-Facing Structured Parking

Structured parking is subject to subsection 21.07.090M. 3.

v. Outdoor Commercial Operations

All commercial and non-residential uses shall be conducted entirely within an enclosed building concept except for parking and loading facilities and restaurant seating

vi. Maintaining Residential Character

All floor area dedicated to height increases in the development beyond 40 feet shall be residential.

e. Reduced Parking Ratios

Development in the R-3A district shall be eligible for a reduction of the minimum number of parking spaces, as provided in subsection 21.07.090F. 6.

f. Enhanced Sidewalk Option

An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in subsection 21.07.060F. 17.

H.2.g. Building Height Increases

Developments may earn up to three additional stories by selecting from a menu of seven public benefit features. Each feature earns 10 feet (i.e., one story) of additional height for all of the buildings on the site. For example, if a development provides three bonus features, it earns $3 \times 10 \text{ feet} = 30 \text{ feet}$ /3 stories of additional height over the by-right maximum height of 40 feet/3 stories. If a development provides only one feature, it earns entitlement to 10 feet/one story additional height.

Each menu choice is a public benefit feature that the developer would not necessarily always include in a tall building anyway. Rather than a give-away, it is an extra benefit to the neighborhood and public. These features appear in other Title 21 menus.

Additional height is not necessarily to the public benefit or needed to achieve the desired densities of 12 to 30 dwellings per gross acre in this district. Additional height is likely to be of interest to developers because of the advantages it may provide to the project. The purpose of the menu is to gain public benefit features in return for granting taller height, and to mitigate the effects of greater height and bulk on the neighborhood through high quality developments.

g. Building Height Increases

Building height increases may exceed the maximum height established in table 21.06-1, up to a maximum height of 70 feet not to exceed 6 stories through the following bonuses. These provide for an incremental increase in height in exchange for features deemed of benefit to the community. Height increases are subject to the R-3A district building bulk and transition standards of subsection f. below to mitigate impacts on surrounding properties and support neighborhood compatibility. An increase in height may be achieved through the use of one or more of the following choices:

i. Increased Housing Density

10 feet of additional height is allowed where the housing density of the development site is at least 30 dwelling units per net acre.

ii. Below Grade Parking

10 feet of additional height is allowed where at least one-third of the parking spaces of the development site are in a covered below grade parking level. Another 10 feet of additional height is allowed where at least two-thirds of the parking spaces of the development site are in a covered below grade parking level.

iii. Affordable Housing Units

10 feet of additional height is allowed where at least 10 percent of the dwellings are affordable rental housing units consistent with the standards of 21.07.110H., Affordable Housing.

iv. Habitable Floor Area Wrapping Parking Garages

10 feet of additional height is allowed where the development features habitable floor area wrapped around a parking structure. The gross floor area of the wrap portion of the building shall be equal to at least half the gross floor area of additional height gained through this feature.

v. Additional/High Quality Open Space

10 feet of additional height is allowed where additional ground level open space not to be used for snow storage and that meets the standards for high quality spaces in 21.07.030D.4. is provided. The open space shall be in addition to any open space otherwise required by this title, and its area shall be equal to or greater than half the gross floor area of additional height gained through this feature.

H.2.h. Neighborhood Protections

The areas most likely to become R-3A districts are in outlying, low-rise parts of town. R-3A areas are more likely than the R-4 or R-4A districts to be surrounded by lower density R-1 and R-2 zoned neighborhoods. The building height increases in subsection g. above would be subject to the following criteria for approval.

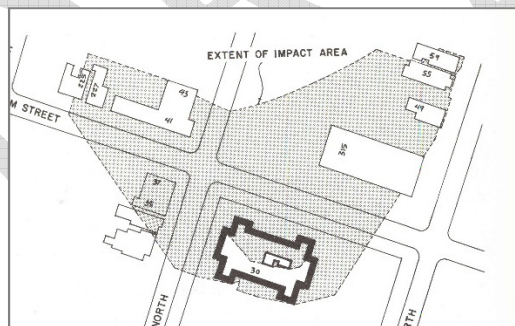
- i. Building Bulk / Height Transitions to adjacent lower density neighborhoods
- ii. Solar Access protections for surrounding properties
- iii. Administrative site plan review process
- iv. Upper story floor plate limitations

Items i. and iii. also apply to height increases in the R-4, R-4A, and B-3 districts.

The solar access and upper floor size limits would apply to the R-3A because R-3A is intended to be a medium density district not high intensity like R-4/R-4A. It is also more likely than these other districts to be placed in outlying lower density neighborhoods. Therefore, it is not expected to be as bulky, shadowy, and urban, but rather a bridge between R-3 and R-4/R-4A that minimizes its impacts in low-rise neighborhoods. Preserving solar access, keeping mid-rise towers slender, and separating towers with open sky views minimizes the potential for impacts on surrounding low-rise properties.

H.2.h.(ii) Northern Climate Sunlight Access

This provision requires a shadow study depicted in a simple plan view drawing. The drawing would show the extent of shadowing from the project for the six hour period.



H.2.h.(iv) Upper Story Size/Width Limits

For sites with more than one proposed building, the average gross floor maximum of 12,000 square feet applies to each building individually. The upper floor lot coverage maximum applies to the combined floor plate area of all buildings on the site, for each story. The maximum lot coverage for the R-3A is 50 percent of the site. So, for each floor above the third story (ie., fourth, fifth, and sixth floors), the combined floor plate of all buildings, cannot exceed 25 percent of the site's land area.

vi. Transitions in Building Scale or Housing Type

10 feet of additional height is allowed where the development provides a transition in building form and scale or housing type down to adjacent properties in lower density residential zoning districts along the entire length of at least one property line of the development.

vii. Higher Quality Street-Level Mixed-use Pedestrian Environment

10 feet of additional height is allowed where the development provides a pedestrian-interactive use meeting the standards of 21.07.060F.16 and enhanced sidewalk meeting the standards of 21.07.060F.4. or F.17., along the majority of the street facing building elevations. Sites with more than two frontages are not required to meet this standard on more than two streets.

h. Neighborhood Protections

In order for new developments in this district to maintain compatibility with adjacent residential areas, the following standards apply:

- i. Height/Bulk Transitions: Buildings are subject to the height transitions for neighborhood compatibility in subsection 21.06.030D. 8.
- ii. Northern Climate Sunlight Access: Buildings taller than 40' shall not cast shadows on residential properties, dedicated parks, or school properties between 9:00 AM and 3:00 PM, solar time on the March/September 21 equinoxes.
- iii. Building Height Increases: Building height increases as provided for in section g. above shall be subject to administrative site plan review unless a major site plan review is required by other provisions. Neighborhood protection standards in subsection 21.07.070 apply as approval criteria. In cases where long-distance views from abutting streets or residential properties to the mountains, the inlet, nearby lakes, or bogs are impacted by proposed construction over 40-feet in height, the value of the view and the number of properties impacted may be considered by the decision-making body in establishing the allowed building height.
- iv. Upper Story Size/Width Limits: Portions of structures gained through an increase in allowed height above a height of 40 feet are limited to a maximum façade width of 130 feet. The average gross floor area of all stories above 40 feet in height shall be limited to 12,000 square feet. For each story above 40 feet in building height, the total gross floor area of the floor plates of the building(s) on the site is limited to a maximum of 50 percent of the maximum lot coverage for the R-3A district.

H.3. District Location Requirements

Zoning districts in Title 21 that allow commercial uses, including the R-4A, B-1A, B-1B, RO, and B-3 districts, conclude with district location requirements. This provision always follows the district-specific standards of the district.

The draft R-3A is consistent with this approach. It ensures that the introduction of commercial mixed-use, higher intensity, and taller buildings is appropriately located with respect to the surrounding neighborhoods and the Comprehensive Plan's intended distribution of housing and employment growth. Not all areas intended for medium density multifamily development are appropriate for 70 foot tall buildings with commercial use.

The land use designations and "growth supporting feature for residential mixed-use development" are references to the draft Anchorage 2040 Land Use Plan Map (2040 LUP). The easiest way to find the latest draft 2040 LUP is to get online and Google the search term, "Anchorage 2040 Land Use Plan Map".

The 2040 LUP indicates "compact mixed residential - medium" in a medium brown color code. The 2040 LUP indicates "residential mixed-use development" in a white dot stipple pattern that overlays the color codes. R-3A is suggested to be allowable where medium brown is overlaid by the white dot stipple pattern. (Note: Dark brown with white dot stipple is more appropriate for the R-4A district.)

"City Center" and "Town Center" appear in separate shades of purple. "Main Street Corridor" is salmon-colored with diagonal grey lines. R-3A is suggested to be allowable in these designated areas.

Transit Supportive Development Corridors are depicted on the 2040 LUP in a $\frac{1}{4}$ mile wide diagonal line overlay pattern that feathers out lighter until it disappears at the edges.

- v. **Maximum Building Length:** The maximum length of a townhouse-style building elevation shall be 250 feet.
- vi. **Commercial Gross Floor Area Limitations:** The gross floor area of each allowed use in the commercial use category, except for grocery or food store, is limited to 10,000 square feet per use, without any review beyond that required by table 21.05-1. Gross floor area of more than 10,000 square feet for allowed commercial uses excepting grocery or food stores may be requested through the conditional use procedure. The maximum gross floor area of a grocery or food store is 20,000 square feet, without any review beyond that required by table 21.05-1.

3. District Location Requirements

Purpose

It is essential that this district be limited in extent to particular locations that can accommodate residential growth with minimal impacts to the character of surrounding residential neighborhoods. Areas in this district should also include adequate and complete streets, water, sewer, electric, parks and open space infrastructure. In addition to meeting the general rezoning approval criteria, the new or enlarged R-3A districts shall:

- a. Locate in an area designated in the comprehensive plan, land use plan map for *compact mixed residential-medium* with growth supporting feature for residential mixed-use development or corresponding designation in a neighborhood or district plan; and
- b. Adjacent to or within one of the following land use designations or street classifications identified in the comprehensive plan:
 - 1. City Center
 - 2. Regional Center
 - 3. Town Center
 - 4. Main Street Corridor
 - 5. One quarter mile of a Transit Street ROW of a designated Transit Supportive Development (TSD) corridor, on the segments of the street identified as being in the TSD in the comprehensive plan.
 - 6. Intersection of an arterial street and another street classified in the Official Streets & Highways Plan as a collector or greater, with public transit on both streets.

21.05. Use Regulations: Table 21.05-1 (abridged)

Title 21 establishes the allowed uses by zoning district in Table 21.05-1.

R-3A district allowed use column is highlighted. The allowed uses in R-2D, R-2M, R-3, R-4, and R-4A are shown along with R-3A for context.

The approach in the draft R-3A ordinance is to make the R-3A generally consistent with the allowed commercial uses in the higher intensity R-4A residential mixed-use district. Because the R-3A district is intended to be lower intensity than R-4A, some uses are proposed to be more restricted, or subject to a higher level of review, than in the R-4A.

21.05 USE REGULATIONS

(The proposed R-3A Zoning District is incorporated into the Table of Allowed Uses as shown below. For comparison purposes, other Residential districts that may include multi-family housing are also shown. The R-3A District is highlighted in the table.)

Table 21.05-1 (Abridged)

		Residential					
Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A
RESIDENTIAL USES							
Household Living	Dwelling, mixed-use				P	P	P
	Dwelling, Multi-family		P\S	P	P	P	P
	Dwelling, Single Family Attached	P	P	P		P	
	Dwelling, Single Family Detached	P	P	P		P	
	Dwelling, Townhouse		S	S	S	S	S
	Dwelling, Two-Family	P	P	P		P	
	Manufactured Home Community		C	C		C	
Group Living	Assisted Living Facility (3-8 Residents)	P	P	P	P	P	P
	Assisted Living Facility (9 or more Residents)	C	P	P	P	P	P
	Habilitative Care Facility, small (up to 8 Residents)	P	P	P	P	P	P
	Habilitative Care Facility, medium (9-25 Residents)	C	C	P	P	P	P
	Habilitative Care Facility, Large (26 + Residents)			P	P	P	P
	Rooming house		C	P	P	P	P
	Transitional Living Facility			P	P	P	P
COMMUNITY USES							
Adult Care	Adult Care Facility (3-8 Persons)	P	P	P	P	P	P
	Adult Care Facility (9 or more Persons)	C	C	C	C	C	C
Child Care	Child Care Center (9 or more Children)	C	S	S	S	S	S
	Child Care Home (up to 8 Children)	P	P	P	P	P	P
Community Service	Cemetery or Mausoleum						
	Community Center			S	S	S	S
	Homeless and Transient Shelter						

Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A
Community Service (Cont.)	Neighborhood Recreation Center	S	S	S	S	S	S
	Religious Assembly	S	S	S	S	S	S
	Social Service Facility		C	C	C	C	
Cultural Facility	Aquarium						
	Botanical Garden						
	Library	S	S	S	S	S	S
	Museum						
	Zoo						
Educational Facility	Boarding School			M	M	M	M
	College or University						M
	Elementary or Middle School	P/ M	P/ M	P/ M	P/ M	P/ M	P/ M
	High School	P/ M	P/ M	P/ M	P/ M	P/ M	P/ M
	Instructional Services	C	C	C	C	C	C
	Vocational or Trade School						
Health Care Facility	Health Services				P		P
	Hospital\Health Care Facility						
	Nursing Facility						
Parks and Open Space	Community Garden		P	P	P	P	P
	Park, Public or Private	P	P	P	P	P	P
Public Safety Facility	Community or Police Substation		P	P	P	P	P
	Correctional Institution						
	Fire Station	M	M	M	M	M	M
	Public Safety Facility						
Transportation Facility	Airport						
	Airstrip, Private	C	C				
	Heliport	C	C				
	Rail Yard						
	Railroad Freight Terminal						
	Railroad Passenger Terminal						
	Transit Center						
Utility Facility	Tower, High Voltage Transmission	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C
	Utility Facility						
	Utility Substation	C	C	C	C	C	C

Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A
Utility Facility (Cont.)	Wind Energy Conversion System (WECS), Utility						
	Type 1 Tower	S	S	S	S	S	S
	Type 2 Tower						
	Type 3 Tower	S	S	S	S	S	S
	Type 4 Tower	P	P	P	P	P	P
COMMERCIAL USES							
Agricultural Uses	Commercial Horticulture	C	C				
Animal, Sales, Service, & Care	Animal Boarding						
	Animal Shelter						
	Large Domestic Animal Facility, Principle Use						
	Retail and Pet Services				P		P
	Veterinary Clinic				P		P
Assembly	Civic/Convention Center						
	Club/Lodge/Meeting Hall			C	C	S	S
Entertainment and Recreation	Amusement Establishment						
	Entertainment Facility, Major						
Entertainment and Recreation (Cont.)	Fitness and Recreational Sports Center				P	S	P
	Night Club						
	Shooting Range, Outdoor						
	Skiing Facility, Alpine						
	Theater Company or Dinner Theater						
Food and Beverage Service	Bar						
	Food and Beverage Kiosk				P		
	Restaurant				P	S	P
Office	Broadcasting Facility						
	Financial Institution				P		P
	Office, Business or Professional				P		P
Personal Services, Repair, and Rental	Business Service Establishment				C		C
	Funeral/Mortuary Services						
	General Personal Services				P		P
	Small Equipment Rental						
Retail Sales	Auction House						
	Building Materials Store						
	Convenience Store			C	P	S	P

Use Category	Use Type	R-2D	R-2M	R-3	R-3A	R-4	R-4A
Retail Sales (Cont.)	Farmers Market						
	Fueling Station						
	Furniture and Home Appliance Store						
	General Retail				P		P
	Grocery or Food Store				P	S	S
	Liquor Store						
	Pawnshop						
Vehicles and Equipment	Aircraft and Marine Vessel Sales						
	Parking Lot or Structure (50 or more Spaces)		C	C	C	C	C
	Parking Lot or Structure (Less than 50 Spaces)		C	C	C	C	C
	Vehicle – Large, Sales and Rental						
	Vehicle – Small, Sales and Rental						
	Vehicle Service and Repair, Major						
	Vehicle Service and Repair, Minor						
Visitor Accommodations	Camper Park			C		C	
	Extended Stay Lodging				C	C	S
	Hostel		C	S	S	S	S
	Hotel/Motel				C	C	S
	Inn				S		S
	Recreational and Vacation Camp						
COMMERCIAL MARIJUANA USES							
There are no Commercial Marijuana Uses allowed in Residential Districts							
INDUSTRIAL							
Industrial uses allowed in residential districts are very limited and include the following:							
Manufacturing and Production	Natural Resource, Extraction, Organic and Inorganic	C	C	C	C	C	C
Waste & Salvage	Land Reclamation	S/C	S/C	S/C	S/C	S/C	S/C
	Snow Disposal Site	C	C	C			

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21.06. Dimensional Standards: Table 21.06-1

Title 21 establishes the residential districts' basic dimensional standards for setbacks, lot coverage, and building height in Table 21.06-1.

R-3A district section of the table is highlighted. The dimensional standards for R-2M, R-3, R-4, and R-4A are provided alongside R-3A for context.

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CHAPTER 21.06: DIMENSIONAL STANDARDS

21.06.020 DIMENSIONAL STANDARD TABLES

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS								
(Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)								
Use	Minimum Lot Dimensions		Max Lot Coverage (%)	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
	Area (Sq. ft.)	Width (ft.)		Front	Side	Rear		
R-2M Mixed Residential District								
Dwelling, Single Family Detached	6,000	50	40	20	5	10	1	Principal: 30 feet, not to exceed two and one-half stories
Dwelling, Two Family	6,000	50	40	20	5	10	1	
Dwelling, single family attached	3,000	35 (40 on Corner Lots)	40	20	N/A on Lot line: otherwise 5	10	1	
Dwelling, townhouse	2,400	24, (30 on corner lots)	40	20	N/A on Lot line: otherwise 5	10	1	Accessory Garages/ Carports
Dwelling, multifamily (up to 8 units permitted per building	8,500 + 2,300 for every unit over 3	50	40	20	10	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G. 2.	
Dwelling, multifamily, with single or two-family style construction of multiple buildings on a lot	3,000 Per Unit	50	40	20	10	10		
All Other uses	6,000	50	40	20	5	10		

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS								
(Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)								
Use	Minimum Lot Dimensions		Max Lot Coverage (%)	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
	Area (Sq. ft.)	Width (ft.)		Front	Side	Rear		
R-3 Mixed Residential District								
Dwelling, Single Family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line: otherwise 5	10	1	35
Dwelling, single family detached	6,000	50	40	20	5	10	1	
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	20	N/A on common lot line: otherwise 5	10	1	

Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, multifamily three or four units	6,000	50	40	10	5, unless the abutting lot has lower-density residential zoning, in which case 10	10, if abutting an alley, otherwise 20	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G. 2.	
Dwelling, multifamily, five or six units	8,500	50	40	10				
Dwelling, multifamily, seven or more units	9,000 + 1,000 for every unit over 7 units	50	40	10				
All Other uses	6,000	50	40	20	10	20		35

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS								
(Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)								
Use	Minimum Lot Dimensions		Max Lot Coverage (%)	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
R-3A: Medium Density, Mixed-Use Residential District								
Dwelling, Townhouse	2,000	20 (30 on Corner Lots)	60	20	N/A with common wall – otherwise 5	10	More than 1 Principal Structure may be allowed on any lot per 21.07.110 G.2.	35
Dwelling, Mixed-Use	6,000 + 1,000 sq ft for every dwelling unit over 6 units	50	50	Min. 10; 30 when upper floors exceed 3 stories. Max. 40 ⁵ A minimum of 33% of the front building elevation shall be within the maximum front setback (see 21.06.030C.5.)	5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		40, not to exceed 3 stories ¹⁴
Dwelling, Multi-family	6,000 + 1,000 sq ft for every dwelling unit over 6 units	50	50		5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		
All Other Uses	6,000 + 1,000 sq ft for every dwelling unit over 6 units	50	50		5 plus two feet for each 5 feet in height exceeding 35 feet	10, if abutting an alley, otherwise 20		
¹⁴ See Subsection 21.04.020H for information regarding possible height increases								
R-4: Multi-Family Residential District								
Dwelling, Single Family attached	3,000	35 (40) on Corner Lots	40	20	N/A on Common Lot Line; Otherwise 5	10	1	35
Dwelling, single family detached	6,000	50	40		5	10		
Dwelling, Townhouse	2,000	20 (30 on corner lots)	60	10	N/A on Common Lot Line; Otherwise 5	10	More than one principal structure may be allowed on any lot or tract per 21.07.110G.2.	35
Dwelling, Multi-family	6,000	50	60		5 plus one foot for each 5 feet in height exceeding 35 feet	10		45 ⁴
All Other Uses	6,000	50	60			10		45

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS								
(Additional Standards may apply. See District-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05)								
Use	Minimum Lot Dimensions		Max Lot Coverage (%)	Minimum Setback Requirements (ft.)			Max number of Principal Structures per lot	Maximum Height of Structures (ft.)
	Area (Sq. ft.)	Width (ft.)		Front	Side	Rear		
R-4A: Medium Density, Mixed-Use Residential District								
Dwelling, Townhouse	2,000	20 (30 on corner lots)	60	Min. 10 Max. 20 ⁵ A minimum of 50% of the front building elevation shall be within the maximum front setback (see 21.06.030C.5.)	N/A on common lot line, otherwise 5	15 if adjacent to a residential district (except R-4 or R-4A), otherwise 10	More than one principal structure may be allowed on any lot or tract in accordance with 21.07.110 G2.	35
Dwelling, Mixed-Use	6,000	50	75		10 if adjacent to a residential district, (except for R-4 or R-4A), otherwise 5		70 ⁶	
Dwelling, Multi-family	6,000	50	75					
All Other Uses	6,000	50	50					45

Table of Permitted Accessory Uses and Structures

TABLE 21.05-3: TABLE OF ACCESSORY USES-RESIDENTIAL COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS																										
P = Permitted					S = Administrative Site Plan Review					C = Conditional Use Review																
		RESIDENTIAL														COMMERCIAL					INDUST.					
Accessory Uses	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	Definitions and Use-Specific Standards			
Accessory dwelling unit (ADU)	P ³	P ³	P	P	P	P	P	P ⁴	P ⁴	P	P	P	P	P	P								21.05.070. D.1.			
Bed and breakfast (up to 3 guestrooms)	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P				21.05.070D.2.			
Bed and breakfast (4 or 5 guestrooms)	S	S	S	S	S	S				S	S	S	S	S	S	P	P	P	P				21.05.070D.2.			
Beekeeping	P	P	P	P	P	P		P		P	P	P	P	P	P								21.05.070D.3.			
Caretaker's residence																P	P	P	P	P	P	P	21.05.070D.4			
Dormitory						S	S	S	S	S	S	S	S	S	S			P			C	P	21.05.070D.5.			
Drive-through service																P / S	P / S	P / S	P / S	P / S	P / S	P / S	21.05.070D.6.			
Farm, hobby										P	P	P	P	P									21.05.070D.7.			
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		21.05.070D.8.			
Home- and garden-related use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		21.05.070D.9.			
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		21.05.070D.10.			
Intermodal shipping container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D.11.			
Large domestic animal facility										P/ C	P/ C	P/ C	P/ C	P/ C	P/ C								21.05.070D.12.			
Marijuana, personal cultivation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D.13.			
Outdoor keeping of animals	P	P	P	P	P	P				P	P	P	P	P	P								21.05.070D.14.			

TABLE 21.05-3: TABLE OF ACCESSORY USES-RESIDENTIAL COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS

P = Permitted

S = Administrative Site Plan Review

C = Conditional Use Review

		RESIDENTIAL														COMMERCIAL					INDUST.				
Accessory Uses	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2	Definitions and Use-Specific Standards		
Outdoor display accessory to a commercial use																P	P	P		P	P	P	21.05.070D.15.		
Outdoor storage accessory to a commercial use																		P		P	P	P	21.05.070D.16.		
Outdoor storage associated with a community use																		S					21.05.070D.22.		
Outdoor storage of vehicles and/or equipment associated with a community use																		S					21.05.070D.23.		
Parking of business vehicles, outdoors, accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								21.05.070D.17.		
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								21.05.070D.18.		
Telecommunications antenna only, large	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵				P ₆				21.05.040K.		
Telecommunications antenna only, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								21.05.040K.		
Type 4 tower	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶				S				21.05.040K.		
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P					P	P	P	P	P	P								21.05.070D.19.		
Wind energy conversion system (WECS), freestanding small	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				S	S / C	S / C	S / C	21.05.070D.20.		
Wind energy conversion system (WECS), building mounted small							S	S	S							S	S	S		S	S	S	21.05.070D.20.		

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21.06.030D.8 Height Transitions for Neighborhood Compatibility

The underlined text adds the R-3A district to this existing provision which applies to zoning districts that allow buildings taller than allowed in the existing R-3 zone.

21.07.030. Private Open Space

The underlined text adds the R-3A district to the existing provisions for private open space.

The private open space requirements in Title 21 were calibrated already to allow densities of up to 40 dwelling units per acre in the R-3 district, which is consistent with the R-3A intended densities. The New Title 21 allows balconies, front stoops and porches, indoor spaces, and rooftop spaces to count toward the private open space requirement.

21.07.080. Landscaping

The underlined text adds the R-3A district to the existing provisions for site perimeter landscaping. R-3A would generally have the same site perimeter landscaping requirements as R-3, except that commercial uses, which are not allowed in R-3, would be subject to R-4/R-4A site perimeter landscaping requirements when abutting lower density residential districts.

21.07.090F. Parking Reductions and Alternatives

The underlined text adds the R-3A district to the list of mixed-use districts in which developments are entitled to an administrative 10 percent reduction in the minimum number of required parking spaces.

Section 21.06.030 Height Transitions for Neighborhood Compatibility

D. 8. b. Applicability

This standard shall apply to structures located in any non-residential district (except for the DT districts), the R-3A district, the R-4 district, or the R-4A district, that is within 200 feet of any lot designated in the comprehensive plan land use plan map as “large lot residential”, “single family—detached”, “single family—attached and detached”, “compact and mixed housing”, and “multifamily”.

Section 21.07.030 Applicability and Open Space Requirement

B. 3. Private Open Space

R-3 and R-3A districts: 250 square feet of private open space per dwelling unit...

Section 21.07.080 Landscaping, Screening and Fences

Table 21.07-2. Minimum Site perimeter Landscaping Requirements

- Add R-3A to R-3 column header and to the R-3 row
- Add a footnote 3 to the table footer that establishes:

Commercial developments and buildings exceeding 35 feet in height in the R-3A are subject to the R-4/R-4A site perimeter landscaping standards

Section 21.07.090 Parking

F. 6. Parking Reductions and alternatives – Districts that Promote a Mix of Uses

- a. Uses located in the R-3A and R-4A districts are eligible for a reduction of up to 10 percent of the minimum number of required parking spaces.

M. 3. Ground Floor Use

In the B-3, R-3A, R-4, and R-4A districts that have been specifically designated in the comprehensive plan as a main street ...

Section 21.08.050 Improvements

B. Improvement Areas Defined Table 21.08.-1

Add R-3A to the Residential District Type row in the Class A column