

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C2O-2010-004 – Conservation Single Family Use

Description:

Amend Section 25-2-3 and Section 25-2-492 and adding Section 25-2-780 to the City Code to create a new residential use, Conservation Single Family Residential.

Background:

To amend the Land Development Code to create a new residential use, Conservation Single Family Residential. This use would allow the preservation of open space and the protection of critical environmental features, by allowing detached single family housing on smaller individual lots, with the remainder of the site being held as commonly owned open space. The use would be allowed in Single Family Residence Large Lot (SF-1) zoned districts, and would not increase the allowable density of one unit per 10,000 square feet, or roughly 4.3 units per acre.

Overview:

Residential Density:

- Overall residential density would remain the same as currently permitted in SF-1.
- Residential lots would be smaller and clustered.
- The remainder of the tract would be commonly owned open space.

Impervious Cover

- Greater impervious cover on the residential lots would be allowed, offset by open space.
- Maximum allowable impervious cover by zoning or watershed would not increase.
- All S.O.S. requirements must still be met.

Environmental Protection:

- Allows for increased buffering and protection of stream corridors, recharge features, heritage and protected trees, and other significant environmental resources.
- Decreases landscaped areas in the Drinking Water Protection Zone
- Reduces the need for street and driveway construction.

Example 1

A 40,000 square foot site, zoned SF-1 and developed with single family residential vs Conservation Single Family Residential.

Use	Single Family Residential	Conservation Single Family
Zoning	SF-1	SF-1
Site Area	40,000 sq ft (0.9 acres)	40,000 sq ft (0.9 acres)
Residential Units	4 Units	4 Units
Residential Density	4.3 Units/acre	4.3 Units/acre
Unit Lot Size	10,000 square feet	3600 square feet
Common Open Space	None	25,600 square ft (0.58 acres)

Example 2

A 160,000 square foot site, zoned SF-1 and developed with single family residential vs Conservation Single Family Residential.

Use	Single Family Residential	Conservation Single Family
Zoning	SF-1	SF-1
Site Area	160,000 sq ft (3.7 acres)	160,000 sq ft (3.7 acres)
Residential Units	16 Units	16 Units
Residential Density	4.3 Units/acre	4.3 Units/acre
Unit Lot Size	10,000 square feet	3600 square feet
Common Open Space	None	124,000 sq feet (2.8 acres)

Staff Recommendation:

Staff recommends approval of the proposed code amendment.

Planning Commission Action:

June 8 2010: The Planning Commission recommended approval 9-0.

City Council Date and Action:

June 24, 2010: The amendment is scheduled for public hearing and action by City Council.

Ordinance Number:

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