



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley
From: David Jarrell, City Manager
Date: February 5, 2021
Subject: O-1-21: Bulk Regulations - R4 and R4-R Residential Zoning Districts

Currently, Section 21.50.100 - Bulk Regulations Table R4 District and Section 21.50.110 - Bulk Regulations Table R4-R District do not list a minimum lot size in the table for multifamily dwelling or single family attached (townhomes) dwellings. In place of a minimum in the table cell, there is Footnote 2 that states:

The minimum total zoning lot area is four thousand eight hundred square feet. If seventy-five percent or more of the required off-street parking spaces are provided underground or within a structure, the minimum lot area shall be one thousand square feet per dwelling unit.

However, a technical problem arises in some situations when the first and second part of Footnote 2 are applied to single family attached dwellings. The second part of the footnote means that if a multifamily or townhome development provides underground or structured parking, such as a parking garage, they are allowed a smaller density per unit. This is to encourage structured parking and it also recognizes that if separate space is devoted to structured parking, less space is needed for each individual use to devote to a car or two.

If structured parking is provided currently for single family attached units, the minimum lot size of 4,800 sq. ft. prevents single family attached lots from taking advantage of the smaller density. Therefore, there is a contradiction between the density allowed and the minimum lot size.

This ordinance therefore proposes that the minimum lot size be placed in the table cell for “multifamily dwelling,” which will, by definition, have several units on one parcel of land. It then removes this first part of Footnote 2, so that only the second part applies to both multifamily and single family attached units.

Prepared by Sally Nash, Director of Planning and Zoning