

Development Ordinance Workshop – Saturday March 9, 2002
Workgroup 5 & 6: Hypothetical Case Study #2 Conventional Subdivision

Participants:

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Topics of Discussion

- Definitions: Need better understanding of planning/zoning terms and abbreviations.
- Residential Conservation Area:
 - a) What is a Residential Conservation Area?
 - b) What is its impact on a neighborhood?
 - c) Is it included in the proposed regulations?
- Neighborhood Conservation District:
 - a) What is a Neighborhood Conservation District?
 - b) How does it work?
 - c) How would a neighborhood go about establishing a district?
 - d) How does it protect the overall appearance of a neighborhood?
 - e) Seems like a mechanism that could protect existing neighborhoods.
- Floor Area Ratios:
 - a) Single-family/duplex not subject to FAR.
 - b) FAR possible tool to prevent huge homes/McMansions.
 - c) Need more research on what FAR would be appropriate for single family/duplex structures.
- 5 Acre vs. 1 Acre Minimum for Multi-Family Developments:
 - a) Concern expressed on proposed change to 1 acre minimum.
 - b) Concern expressed that minimum acreage may not be contiguous acreage (site could be divided by a public right-of-way).
- Orientation of multi-family dwellings on single lots:
 - a) Greater acceptance to multiple units on a single lot might be achieved with a design standard that requires stacking units one behind the other out of view from public street frontage.

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- Setbacks:
 - a) Proposed maximum/minimum street setbacks and reduced interior setbacks would result in a radical change in older established neighborhoods.
 - b) Why a maximum setback?
- Tree Ordinance:
 - a) Should proposed ordinance protect trees on single family/duplex lots?
- Impervious surface:
 - a) Good idea.
 - b) Does it apply to existing lots?
- Parking Standards:
 - a) Maximum requirements good idea.
 - b) Single family structures should be subject to minimum parking requirements.
 - c) Need to prevent neighbors from paving entire yard.
 - d) What can be counted as a parking space: on street, frontyard, carport, basketball court?
- Permitted Uses:
 - a) Regulations need to better define standards for Day Care, Church, School in R-1 & R-2 zoning districts
 - b) Need to address impact of traffic on neighborhood.
- Owner Occupied v Rental Units:
 - a) Dev. Ordinance does not regulate home v. rental property.
 - b) Some folks don't want rental properties in neighborhood.
 - c) Council can regulate rent properties by other means.
- Access and Circulation:
 - a) Proposed regulations (as they seem too related to "redevelopment" and not subdivisions) do not address access (vehicular/pedestrian) between existing neighborhoods.
- Recreation Space:
 - a) Support recreation area requirement for all dwellings.
 - b) Concerned with proposed reduction in subdivision recreation requirement.
 - c) Will reduction result in children playing in the street?