

**\*ITEM #8** The Development Services Dept requests Ordinance Text Amendments to the Low Density Residential (LDR) zone and the Very Low Density Residential (VLDR) zone to reduce the minimum lot size for a single-family dwelling from 5,000 sf to 4,000 sf. It also proposes to reduce the maximum housing density from 15 to 12 units per acre and to reduce the number of townhomes in one building from eight to six in the LDR zone. Citywide Impact. Aaron Ardmore (801) 852-6404 aardmore@provo.org PLOTA20200274

**Applicant:** Development Services

**Staff Coordinator:** Aaron Ardmore

**ALTERNATIVE ACTIONS**

1. **Continue** to a future date to obtain additional information or to further consider information presented. *The next available meeting date is October 14<sup>th</sup>, at 5:00 P.M.*
2. **Recommend Denial** of the requested ordinance amendment. *This action would not be consistent with the recommendations of the Staff Report. The Planning Commission should state new findings.*

**Relevant History:** The LDR and VLDR zones were created by Planning Staff over the last few years. As the zones have begun to get used, staff has found areas that could be improved in the text to better meet the purpose of the zones.

**Neighborhood Issues:**

This is a city-wide application; staff is unaware of any issues from the public at the time of this report.

**Summary of Key Issues:**

- Current codes only allow lots to be built on at 5,000 square feet.
- There are many areas that infill development could occur with a 4,000 sq. ft. minimum.
- Current unit allowances were showing to be too dense for the areas designated.
- Amendment proposes a reduction in maximum density and the number of side-by-side units.

**Staff Recommendation:**

That the Planning Commission forward a positive recommendation to the City Council for the proposed amendments to the LDR and VLDR zones.

## **BACKGROUND**

Planning staff is requesting some text changes to the LDR and VLDR zone in order to help development in these zones to better meet the intent of the zones and blend with adjacent single-family zoned neighborhoods.

The LDR zone was adopted in 2012 and has not had any major amendments since that time. Staff is proposing a reduction of the maximum allowed attached townhomes from eight (8) to six (6), as well as a reduction in maximum housing density from fifteen (15) units per acre to twelve (12). The additional amendment to the LDR zone proposes a reduction in the minimum lot area required for a detached one-family home from five thousand (5,000) to four thousand (4,000) square feet.

The VLDR zone was adopted in June of 2020. Staff is proposing reducing the maximum allowed attached townhomes from seven (7) to six (6); and reducing the minimum lot area required for a detached one-family home from five thousand (5,000) to four thousand (4,000) square feet.

## **STAFF ANALYSIS**

The LDR and VLDR zones were created to provide a transitional buffer between detached single-family areas from commercial or more densely zoned areas, while providing alternative housing types. The residential character is a driving force for the standards and limitations of these zones.

As staff has had applications submitted by the public for development within the LDR and VLDR zones, we have seen proposals that fit too much on too little of land. Ending up with mostly rooftops and concrete was never the intent of these zones, so staff analyzed ways that this could be corrected.

While associated design standards in section 14.34.287, Provo City Code, are helpful; staff believes that a reduction of the number of attached townhomes and overall density should give the breaks and open space needed to match the character of a typical detached single-family neighborhood.

In addition to the proposed changes in density and building massing, staff understands the need to reduce lot size for a detached one-family home within the LDR and VLDR zones. This change helps to support more detached units within these zones and allow for complimentary infill in Provo City neighborhoods.

### **FINDINGS OF FACT**

1. The proposed LDR changes are as follows:
  - a. Housing Density Maximum from 15 units per acre to 12 units per acre
  - b. Attached one-family dwellings maximum from 8 to 6 townhomes
  - c. Minimum lot area for a one-family detached home from 5,000 to 4,000 sq. ft.
2. The Proposed VLDR changes are as follows:
  - a. Attached one-family dwelling maximum from 7 to 6 townhomes
  - b. Minimum lot area for a one-family detached home from 5,000 to 4,000 sq. ft.

### **STAFF RECOMMENDATION**

That the Planning Commission forward a positive recommendation to the City Council for the proposed amendments to the LDR and VLDR zones.

### **ATTACHMENTS**

1. Proposed Amendments

## **ATTACHMENT 1 – PROPOSED AMENDMENTS**

### **14.14A.020**

#### **Permitted Uses.**

(1) *Permitted Principal Uses.* The following principal uses, and no others, are permitted in the LDR zone:

- (a) One-family dwelling - detached;
- (b) One-family dwelling - attached (townhomes), not to exceed six (6) ~~eight (8)~~ units in one (1) building;
- (c) Two-family dwellings (subject to the standards of Section 14.34.340, Provo City Code);
- (d) Assisted living facilities (subject to the standards of Section 14.34.470, Provo City Code);
- (e) Residential facilities for the elderly or disabled (see Section 14.34.230, Provo City Code);
- (f) Public utilities and rights-of-way and accompanying infrastructure (local distribution or services only);
- (g) Police protection and related services, branch (office only);
- (h) Religious activities; and
- (i) Parks.

(2) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the LDR zone, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

- (a) Accessory buildings such as garages, carports, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;
- (b) Accessory living spaces in conjunction with existing one-family, detached homes, subject to the requirements of Section 14.30.030, Provo City Code;
- (c) Swimming pools and incidental accessory structures, subject to the standards of Section 14.34.210, Provo City Code;

- (d) Home occupations subject to the regulations of Chapter 14.41, Provo City Code;
  - (e) Storage of materials used to construct a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and thirty (30) days thereafter; and
  - (f) Household pets; provided, that no more than two (2) dogs and two (2) cats six (6) months of age or older shall be kept at any residence or commercial establishment at any time. Nothing herein shall be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
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### 14.14A.030

#### Lot Standards.

Lots within the LDR zone shall be developed according to the following standards:

- (1) Min. Lot Area:
  - One-family detached: 4,000 sf ~~5,000 sf~~
  - Twin home/duplex: 8,000 sf
  - One-family attached: 10,000 sf
- (2) Housing Density Maximum: 1215 dwelling units per gross acre.
- (3) Min. Lot Frontage: 35 ft
- (4) Min. Lot Width:
  - Corner Lot: 50 ft
- (5) Min. Lot Depth: 90 ft
- (6) Max. Lot Coverage: 50%

## 14.14F.020

### Permitted Uses.

(1) *Permitted Principal Uses.* The following principal uses, and no others, are permitted in the VLDR zone:

- (a) One-family dwelling – detached;
- (b) One-family dwelling – attached (townhomes), not to exceed ~~seven (7)~~ six (6) units in one (1) building;
- (c) Two-family dwellings (subject to the standards of Section [14.34.340](#), Provo City Code);
- (d) Assisted living facilities (subject to the standards of Section [14.34.470](#), Provo City Code);
- (e) Residential facilities for the elderly or disabled (see Section [14.34.230](#), Provo City Code);
- (f) Public utilities and rights-of-way and accompanying infrastructure (local distribution or services only);
- (g) Police protection and related services, branch (office only); and
- (h) Religious activities.

(2) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the VLDR zone, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

- (a) Accessory buildings such as garages, carports, greenhouses, gardening sheds, recreation rooms and similar structures which are customarily used in conjunction with and incidental to a principal use or structure;
- (b) Accessory apartments in existing one-family, detached homes, subject to the requirements of Section [14.30.030](#), Provo City Code;
- (c) Swimming pools and incidental accessory structures, subject to the standards of Section [14.34.210](#), Provo City Code;

- (d) Home occupations subject to the regulations of Chapter [14.41](#), Provo City Code;
  - (e) Storage of materials used to construct a building, including the contractor's temporary office; provided, that such use is on the building site or immediately adjacent thereto; and provided further, that such use shall be permitted only during the construction period and thirty (30) days thereafter; and
  - (f) Household pets; provided, that no more than two (2) dogs and two (2) cats shall be kept at any residence or commercial establishment at any time. Nothing herein shall be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property.
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### 14.14F.030

#### Lot Standards.

Lots within the VLDR zone shall be developed according to the following standards:

- (1) Min. Lot Area:
  - One-family detached: 4,000 sf ~~5,000 sf~~
  - Twin home/duplex: 8,000 sf
  - One-family attached: 10,000 sf
- (2) Housing Density Maximum: 7 dwelling units per gross acre.
- (3) Min. Lot Frontage: 35 ft
- (4) Min. Lot Width: 40 ft
  - Corner Lot: 50 ft
- (5) Min. Lot Depth: 90 ft
- (6) Max. Lot Coverage: 50%