

PLNPCM2022-01106 – Zoning Map Amendment – Zone Comparison Summary

Current Zone: FR – 2/21,780 – Foothills Residential District		Requested Zone: RMF-75 High Density Multifamily Residential
Purpose Statement	The purpose of the FR-2/21,780 Foothills Residential District is to promote environmentally sensitive and visually compatible development of lots not less than twenty one thousand seven hundred eighty (21,780) square feet in size, suitable for foothills locations as indicated in the applicable community Master Plan. The district is intended to minimize flooding, erosion, and other environmental hazards; to protect the natural scenic character of foothill areas by limiting development; to promote the safety and well being of present and future residents of foothill areas; to protect wildlife habitat; and to ensure the efficient expenditure of public funds.	The purpose of the RMF-75 High Density Multi-Family Residential District is to provide an environment suitable for high density multi-family dwellings. This district is appropriate in areas where the applicable Master Plan policies recommend a maximum density less than eighty five (85) dwelling units per acre. This district includes other uses that are typically found in a multi-family residential neighborhood of this density for the purpose of serving the neighborhood. Such uses are designed to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns and to preserve the existing character of the neighborhood.
Land Use	See table below	
Minimum Lot Area	Single Family Detached Dwellings: 21,780 square feet per dwelling unit (Site is approximately 6 acres/262,00 square feet)	Single Family Detached Dwellings: 5,000 square feet Single Family Attached (3 or more): 2,000 square feet per dwelling unit Multi-Family: <ul style="list-style-type: none"> - 3 to 14 units: 9,000 square feet for 3 units and 800 square feet any additional units up to 14 - 15 or more units: 19,000 square feet for 15 units, plus 350 square feet for each additional unit up to one acre. For developments greater than one acre, 500 square feet per dwelling is required.
Maximum Building Height	The maximum building height permitted in this district is twenty-eight feet (28').	The maximum building height permitted in this district is seventy five feet (75').
General Yard Requirements	Front Yard: The minimum depth of the front yard for all principal buildings shall be equal to the average of the front yards of existing buildings within the block face. Where there are no existing buildings within the block face, the minimum depth shall be twenty feet (20'). Interior Side Yard: Twenty feet (20') Rear Yard: Forty feet (40')	Front Yard: Twenty five feet (25'), except single-family detached or attached, fifteen feet (15'). Interior Side Yard: Fifteen feet (15'), except for single-family detached, four feet (4'), or attached, four feet (4') for end units, no setback for attached units. Rear Yard: Twenty percent (25%) of the lot depth but not less than but need not exceed thirty feet (30').
Maximum Building Coverage	The surface coverage of all principal and accessory buildings shall not exceed forty percent (25%) of the lot.	The surface coverage of all principal and accessory buildings shall not exceed sixty percent (60%) of the lot.

Parking – Number of Spaces	Single Family Residential: 2 spaces per dwelling unit	Single Family Residential: 2 spaces per dwelling unit Multi-Family Residential: <ul style="list-style-type: none"> - 2 parking spaces for each dwelling unit containing 2 or more bedrooms - 1 parking space for 1 bedroom and efficiency dwelling - 1/2 parking space for single room occupancy dwellings (600 square foot maximum)

LAND USE COMPARISON	FR-2/	RMF-
P: Permitted Use C: Conditional Use	21,780	75
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C ⁸	C ⁸
Community garden	C	P
Daycare center, adult		P
Daycare center, child		P
Daycare, nonregistered home daycare	P ¹⁸	P ¹⁸
Daycare, registered home daycare or preschool	P ¹⁸	P ¹⁸
Dwelling, accessory guest and servant's quarter	P ¹¹	
Dwelling, accessory unit	C	P
Dwelling, assisted living facility (large)		P
Dwelling, assisted living facility (limited capacity)	C	P
Dwelling, assisted living facility (small)		P
Dwelling, congregate care facility (large)		C
Dwelling, congregate care facility (small)	C	P
Dwelling; dormitory, fraternity, sorority		
Dwelling, group home (large)		C
Dwelling, group home (small)	P	P
Dwelling, manufactured home	P	P
Dwelling, multi- family		P
Dwelling, residential support (large)		C

Dwelling, residential support (small)		P
Dwelling, rooming (boarding) house		P
Dwelling, single- family (attached)		P
Dwelling, single- family (detached)	P	P
Dwelling, twin home and two- family		
Governmental facility	C	C
Home occupation	P ²⁰	P ²⁰
Municipal service use, including City utility use and police and fire station	C	C
Nursing care facility		P
Open space on lots less than 4 acres in size	P	P
Park	P	P
Parking, park and ride lot shared with existing use		P
Place of worship on lots less than 4 acres in size	C	C
School, seminary and religious institute	C	C
Temporary use of closed schools and churches	C ¹⁹	C ¹⁹
Urban farm	P	P
Utility, building or structure	P ⁵	P ⁵
Utility, transmission wire, line, pipe or pole	P ⁵	P ⁵