

## Staff Report

**Subject:** Amendments to Article II – Definitions; Article V - Uses Permitted in Districts, Section 5.6. R-3 Multifamily; and Section 5.8. R-6 Single Family Residential  
**Author:** Teresa Concannon, AICP, Planning Manager  
**Department:** Development Services  
**Meeting Date:** November 1, 2022  
**Item Description:** Consideration to amend Article II – Definitions; Section 5.6. R-3 Multifamily; and Section 5.8. R-6 Single Family Residential; and add a new Section 5.13. R-5 Single Family Traditional Neighborhood Design residential district.

**Summary Recommendation:** In order to accommodate development proposals while promoting growth that is orderly and predictable, with the least amount of disturbance to landowners and to the citizens of the county, staff recommends approval of the revised Definitions, and R-3 and R-6 zoning districts, and the new R-5 zoning district.

### Executive Summary/Background:

- The revisions include an update and expansion of Zoning Ordinance definitions, to clarify the county's interest in promoting growth that is orderly and predictable, with the least amount of disturbance to landowners and to the citizens of the county:
- Expanded information and guidance for development in the R-3 zoning district:
  - Define townhouse development standards
- Eliminate future rezoning to R-6.
- Create new R-5 single family TND zoning district:
  - Planned single family home communities (build to rent) requirements
  - Design requirements including street width requirements, curb and gutter requirement; buffer and landscaping requirement for lots parallel to existing arterial, collector, and local roads.
  - Development standards for exterior materials, design, and landscaping.

### Alternatives for Commission to Consider

1 – Approve amendments to Article II – Definitions; Article V - Uses Permitted in Districts, Sections 5.6. R-3 Multifamily Residential; 5.8. R-6 Single Family Residential, and new zoning district Section 5.13. R-5 Single Family Traditional Neighborhood Design residential district.

2 – Take no action.

**Recommended Alternative: 1**

**Other Alternatives: N/A**

**Department Review:** Development Services; County Attorney

**Funding Source:** N/A

### Attachments:

1. Proposed revisions to Definitions
2. Proposed revisions to Section 5.6. R-3 Multifamily
3. Proposed revisions to Section 5.8. R-6 Single Family
4. Proposed Section 5.13. R-5 Single Family Traditional Neighborhood Design residential district.