

# Infill Development Zoning



PRESENTED BY:  
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# Updates

- Updates to “MXD” Mixed Use District
- New zoning districts
  - “R-1” Residential Single-Family District
  - “R-2” Residential Single-Family District

# “MXD” Mixed Use District

- Aligned use regulations with the current “MPCD” Master Planned Community District
- Clarified site plan requirements
  - Must show location of all land use categories
- Provided some flexibility in amendments
  - 10% increase in acreage as minor
- Added height limit adjacent to residential use

# “R-1” and “R-2” Residential Single-Family

- Provides an alternative to “IDZ” if only seeking to develop single-family homes
- “R-1” minimum lot size of 1,250 square feet (same as “IDZ”)
- “R-2” minimum lot size of 2,000 square feet
- Setbacks
  - 10’ front
  - 5’ side
  - 5’ rear

# Next Steps

- Community meetings
  - Tentative Dates: Late May 2018
- Planning Commission Technical Advisory Committee
  - Tentative Dates: June 2018
- Planning Commission
  - Tentative Dates: July 2018
- Zoning Commission
  - Tentative Dates: August 2018
- City Council Committee and Council Consideration
  - Tentative Dates: August 2018 / September 2018

Questions?