UPDATING URBAN RESIDENTIAL DEVELOPMENT REGULATIONS

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PDS PERMITTING
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Goals of the informational briefing:

- Inform County Council about code development project
- Provide notice that proposed code amendments will proceed through Planning Commission process
- Seek feedback on policy issues from County Council
Consider a variety of changes to the County’s urban residential development regulations that may:

- Reduce barriers, incentivize, and enhance quality of townhouse development
- Provide additional flexibility in the design of urban residential developments
- Establish alternative residential development type combining townhouses and other single-family housing types (“mixed townhouse development”)
- Expand unit lot subdivision provisions to permit creation of fee simple lots for mixed townhouse developments
- Modify approach to determining average final grade as it relates to building height for attached single-family housing types
Recurring themes of townhouse-related issues, such as:
- Setbacks, height, design quality, flexibility, and vehicular conflicts
- Desire to create fee simple lots (referred to as unit lots) for mixed residential developments

Targeted review of urban residential development standards

Broad set of stakeholders
- Developers, architects, land use consultants, environmentalists, and County staff
- Multiple rounds of outreach and engagement with stakeholders conducted

**Sampling of Feedback**

- Encourage townhouse orientation toward common open space
- Provide additional incentives for townhouse development
- Address vehicular conflicts associated with short driveways
- Recalibrate compatibility requirements
- Establish enhanced design requirements
- Encourage parking within structures
- Expand fee simple lot provisions
A townhouse is a type of single-family residential structure

- Consists of three or more attached single-family dwelling units under one roof
- Each dwelling unit occupies the whole space from foundation to roof
- Units are physically separated by vertical internal dividing walls

An allowed use in the R-7,200, T, LDMR, MR, NB, PCB, CB, GC, and UC zones
Subject to Urban Residential Design Standards (URDS) (Chapter 30.23A SCC) requirements (except in UC zone), which include:

- Architectural design requirements
- Compatibility measures when adjacent to lower density residential
- Building orientation and primary pedestrian entrance requirements
- Additional landscaping requirements
- Other site layout controls

Requires administrative site plan approval under URDS

May be subdivided, usually using unit lot subdivision provisions
“Mixed Townhouse Development” could be added as a new development type

- Predominately townhouse-oriented, but also allow single-family detached, duplexes, and single-family attached units
- Designed and processed similar to typical townhouse developments
- Eligible to be subdivided into fee simple lots
NEXT STEPS

- Commence the Planning Commission process this month
  - Briefing scheduled for May 23rd
  - Public hearing tentatively scheduled for June 27th
- Continue to keep stakeholders updated on opportunities for public input
QUESTIONS AND FEEDBACK

Questions?

Comments?

Issues of concern?