

# UDO Work Session#1: Residential

Planning Commission

April 21, 2025





# SCHEDULE



SCOPE OF WORK	2025												2026
PHASE 1 - INITIATION & ASSESSMENT	J	F	M	A	M	J	J	A	S	O	N	D	J
Kickoff and Community Tour													
Data Collection and Mapping													
Plan Review													
Code Assessment and Ordinance Outline													
Planning Commission (2) and Council Meeting													
Public Engagement Plan and Website													
PHASE 2 - ORDINANCE DRAFTING	J	F	M	A	M	J	J	A	S	O	N	D	J
Focus Groups & Popup Event													
Definitions													
Zoning Districts & Overlays													
Permitted Uses													
Conditional Standards													
Subdivisions and Site Plan Standards													
Infrastructure Standards (Roadways, Sidewalks, Parking, Driveways, Stormwater)													
Open Space & Landscaping													
Administration and Processes													
Remapping													
Formatting and Organization													
Community Workshop													
Targeted Outreach													
Planning Commission Meetings													
Council Update													
PHASE 3 - TESTING, REVIEW & REVISIONS	J	F	M	A	M	J	J	A	S	O	N	D	J
Test Fits													
Staff Review													
Departmental Meetings													
Public Review and Additional Engagement													
Legal Review													
Notification													
TASK 4 - ADOPTION & IMPLEMENTATION	J	F	M	A	M	J	J	A	S	O	N	D	J
Planning Commission Meeting													
City Council Adoption													

Key

▲ = Key Meeting

● = Public Meeting



# AGENDA/ITEMS FOR DISCUSSION

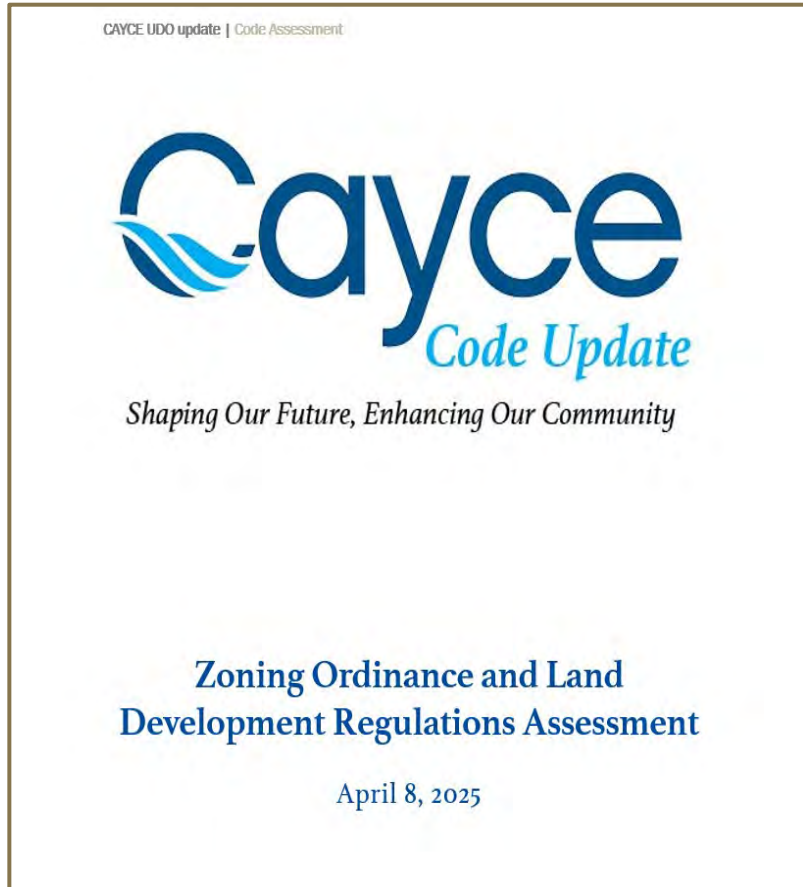
## I. Code Assessment Overview

## II. Residential Uses

- Current Issues and Tools
  - Review of Existing Ordinances
  - Current Use of Conditions
- Utilizing tools for different uses
- Other Residential Options



# CODE ASSESSMENT



- Analyzes the current Zoning Ordinance and Land Development Regulations
- Makes Recommendations for the Code Update
- Topics Include
  - Demographics and Comprehensive Plan Goals
  - Zoning Districts
  - Overlay Districts
  - Housing
  - Parking
  - Landscaping
  - Streets and Sidewalks
  - Signs
  - Flood
- Following Staff review, we will share with PC

# 2020-2030 COMPREHENSIVE PLAN: LAND USE

## Goals

- Meet the Future Housing Needs of the Community
- Plan for Future Growth and Development

## Recommendations

- Allow zoning that provides for mixed-use and housing diversity
- Support the growing arts community
- Create zoning options for small planned development districts or cluster developments





# TOOLS FOR CITIES TO REGULATE USES

- Permit Uses
- Permit Uses with Conditions
  - Staff approval
  - Examples: Infill Dev Ordinance, site design requirements, performance-based (access to a four-lane road)
- Special Exception
  - Conditions + BZA approval
- For certain types of development, PC can be the approving body
  - Major subdivisions, cluster housing, group developments.
- Flexible Review Districts for larger properties



# HOW DOES CAYCE USE THESE TOOLS NOW?

- Permissive

- Arts Overlay District
- RG-1 & 2
- RS-4, RS-4A (SF and duplex only)

- Other districts are less permissive related to housing types

- Conditional

- Infill Development
- Townhomes
- Patio and Zero Lot Line Housing
- Accessory Apartments
- Manufactured Home Parks

# PERMITTED RESIDENTIAL USES

Section 6.5 Table I, Schedule Of Uses And Off-Street Parking Requirements for Residential Districts

	NAICS	RS-1	RS-2	RS-3	RS-4	RS-4A	RG-1	RG-2	Off -Street Parking Requirements
	Residential Uses								
<b>Site Built Dwellings</b>									
Single-family detached	81411	P	P	P	P	P	P	P	2.0 spaces per unit
Duplex	81411	N	N	N	P	P	P	P	2.0 spaces per unit
Townhouse (Sec. 7.1)	81411	N	N	N	C	C	C	C	2.0 spaces per unit
Patio Home (Sec. 7.2)	81411	S	S	S	C	C	C	C	2.0 spaces per unit
Triplex	81411	N	N	N	N	N	P	P	2.0 spaces per unit
Quadrplex	81411	N	N	N	N	N	P	P	1.5 spaces per unit
Multi-family	81411	N	N	N	N	N	P	P	1.5 spaces per unit
Bed and Breakfast Inns (Sec. 7.3)	721191	S	S	S	S	S	C	C	1.0 space per bedroom
Rooming & boarding houses	72131	N	N	N	N	N	P	P	1.0 space per bedroom
<b>Manufactured Dwellings</b>									
Modular home	81411	P	P	P	P	P	P	P	2.0 spaces per unit
Manufactured Home Park (Sec. 7.6)	53119	N	N	N	N	N	N	S	2.0 spaces per unit

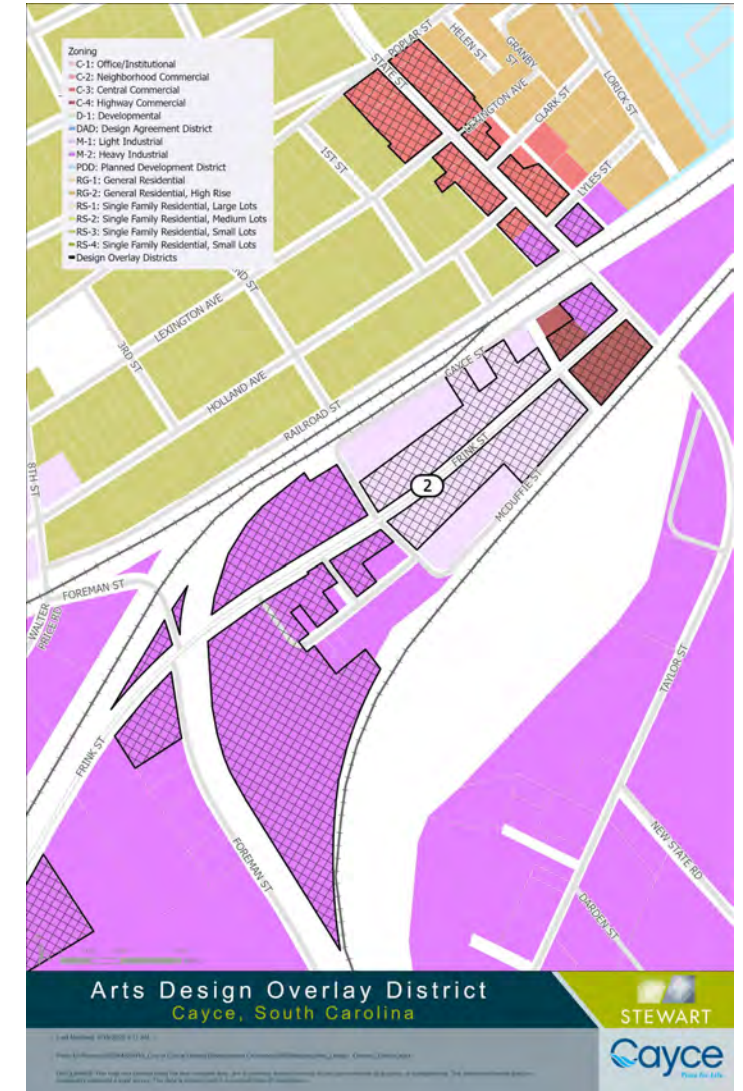
- P = Permitted
- C = Conditional
- S = Special Exception



# ARTS DESIGN OVERLAY DISTRICT

## Permitted Uses

- Single-family
- Duplex
- ADU's
- Home occupations
- Live/Work



# CONDITIONAL: INFILL DEVELOPMENT

- Current Ordinance:
  - **Purpose.** The purpose of requiring **design standards** for infill development is to ensure new developments **within existing residential neighborhoods** retain the **character** of that neighborhood.





# CONDITIONAL: INFILL DEVELOPMENT

- Conditional upon design of surrounding houses:
  - Columns
  - Front Porch
  - Non-vinyl siding





# CONDITIONAL: INFILL DEVELOPMENT

- Conditional upon design of surrounding houses:
  - Elevated
  - Porch
  - Columns
  - No vinyl siding



# RESTRICTIVE RESIDENTIAL USES

- ADU's Conditional, but only in RS-4A and RG Districts
- Duplexes prohibited in RS-1, RS-2, RS-3
- Multi-family only allowed in C-4 Commercial District
  - No triplexes or quadraplexes permitted
- Very few uses have conditions. Mostly either permitted or not permitted.
- No residential uses permitted in Gateway Overlay District



# TOOLS FOR CITIES TO REGULATE USES

- Permit Uses
- Permit Uses with Conditions
  - Staff approval
  - Examples: Infill Dev Ordinance, site design requirements, performance-based (access to a four-lane road)
- Special Exception
  - BZA approval
- For certain types of development, PC can be the approving body
  - Major subdivisions, cluster housing, group developments
- Flexible Review Districts for larger properties

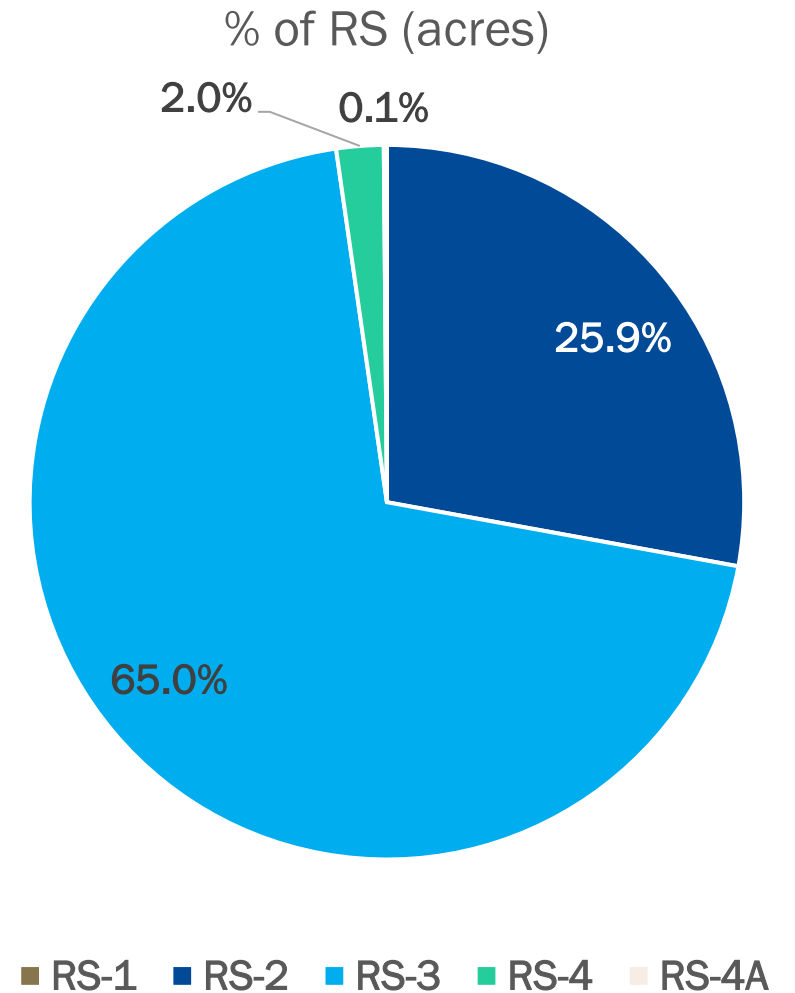


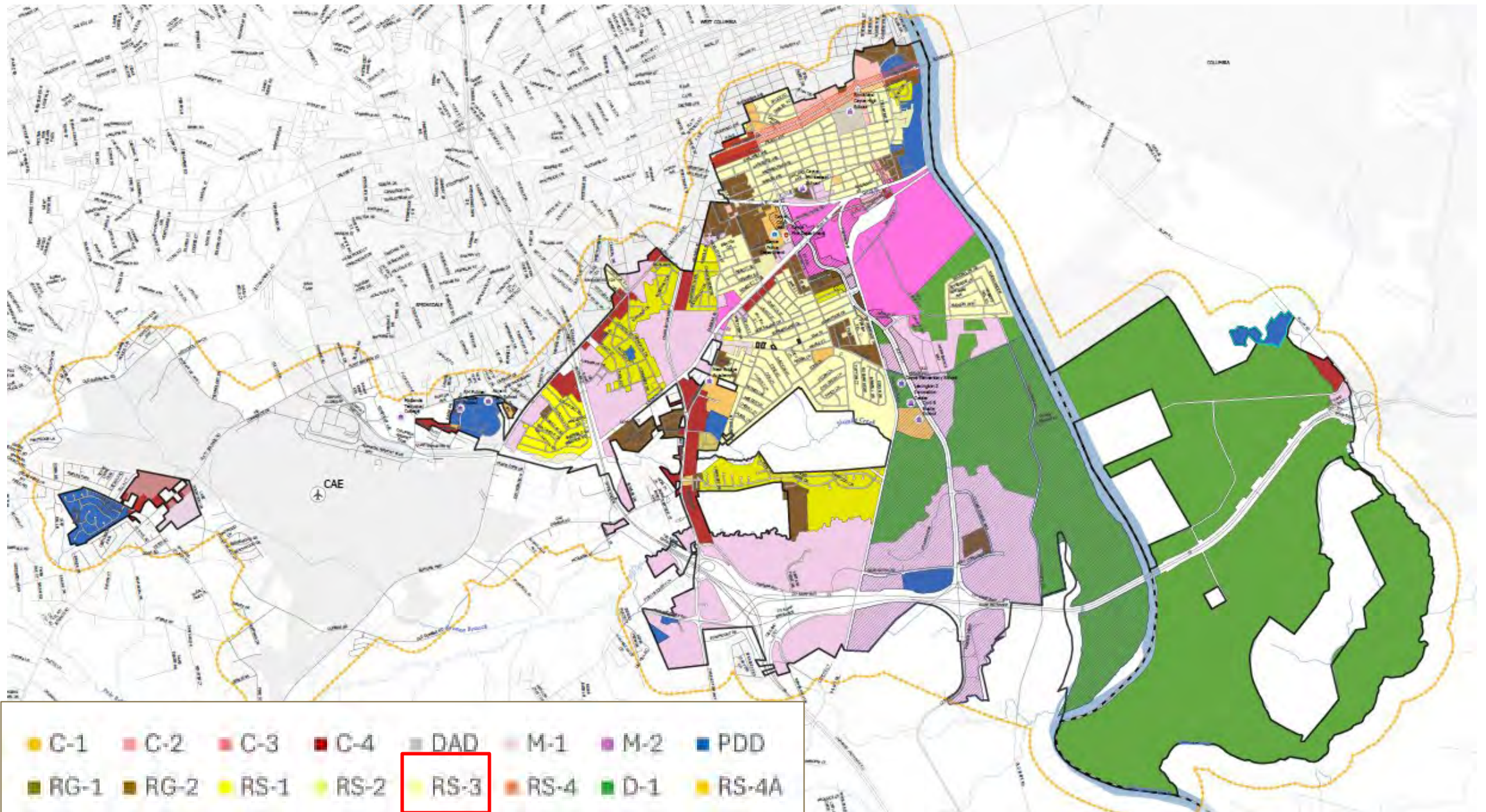
Otarre Apts required Planning Commission approval



# EXISTING USES

	R S - 1	R S - 2	R S - 3	R S - 4	R S - 4 A
Single-family detached	P	P	P	P	P
Duplex	N	N	N	P	P
Triplex	N	N	N	N	N
Quadrplex	N	N	N	N	N
Multi-family	N	N	N	N	N
Townhouse (Sec. 7.1)	N	N	N	C	C
Patio Home (Sec. 7.2)	S	S	S	C	C





# EXISTING USES

	R S - 1	RS - 2	RS - 3	RS - 4	RS - 4 A
Single-family detached	P	P	P	P	P
Duplex	N	N	N	P	P
Triplex	N	N	N	N	N
Quadrplex	N	N	N	N	N
Multi-family	N	N	N	N	N
Townhouse (Sec. 7.1)	N	N	N	C	C
Patio Home (Sec. 7.2)	S	S	S	C	C

## ■ Based on Base Zoning Districts:

- Single Family- allowed in 67% of the City
- Duplexes→Townhomes- 4%
- Multifamily- 7%

(Arts Design Overlay District not included)



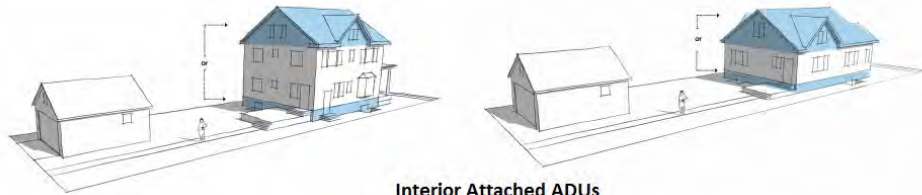
# ADU's

**Accessory dwelling unit.** A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, whether a part of the same structure as the principal dwelling unit or a detached dwelling unit on the same lot.

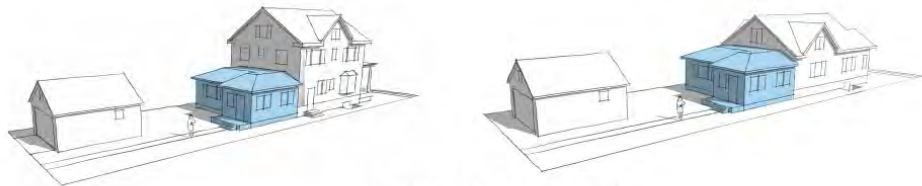


# ADU's IN RS-3

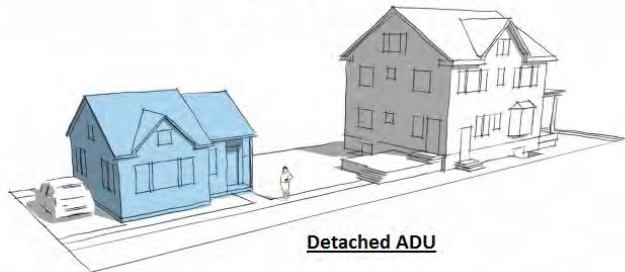
- Tools:
  - Conditions/Special Exceptions



Interior Attached ADUs



Attached ADU (via Addition)



Detached ADU



# CURRENT CONDITIONS FOR ADU's

## RS-4A, RG-1, RG-2

- The principal structure (dwelling) must be owner occupied.
- *Size cannot exceed 50% of principal structure (restrictive)*
- Must be a complete living space
- Can only be an accessory to single-family residential

- Not more than one apartment shall be allowed per dwelling or lot
- Meet all primary setback requirements
- A third off-street parking space required.
- No manufactured homes.



# I. CAN ADU'S BE CONDITIONAL (OR SPECIAL EXCEPTION) IN RS-1, RS-2, RS-3?

- The principal structure (dwelling) must be owner occupied.
- *Size cannot exceed 50% of principal structure (restrictive)*
- Must be a complete living space
- Can only be an accessory to single-family residential

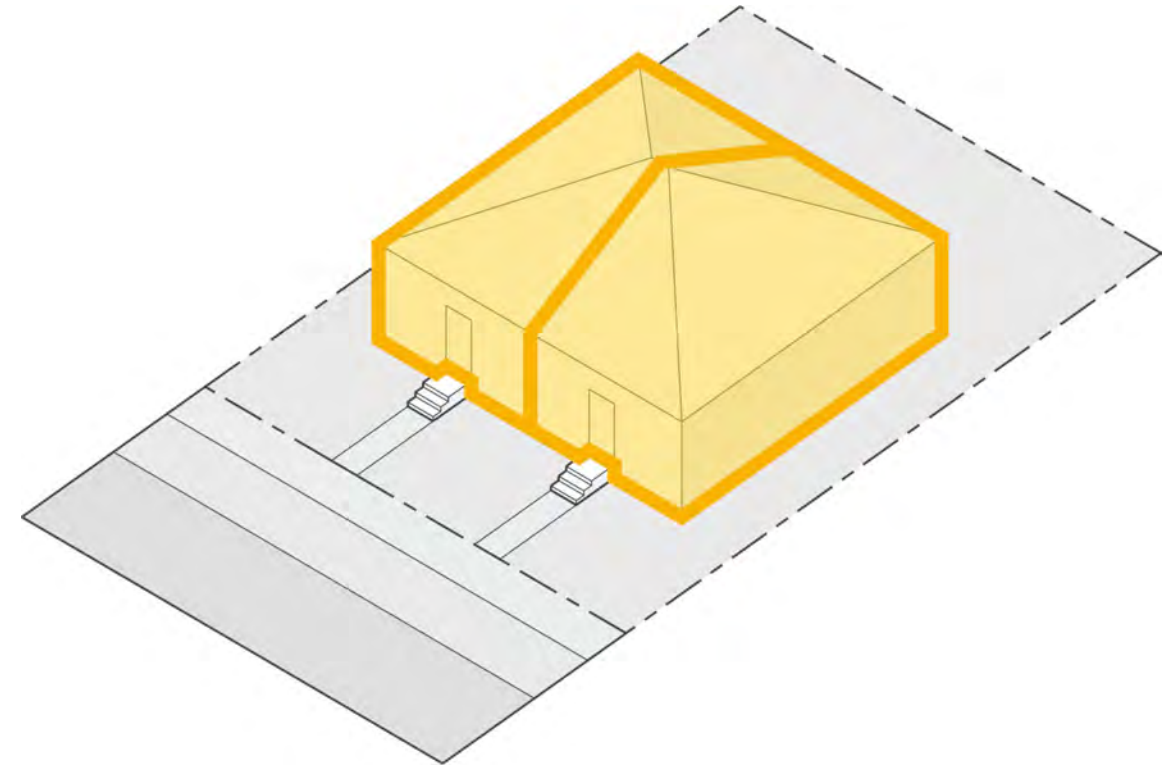
- Not more than one apartment shall be allowed per dwelling or lot
- Meet all primary setback requirements
- A third off-street parking space required.
- No manufactured homes.

# Duplexes

**Dwelling, Two-family.** A building, commonly known as a “duplex,” that contains exactly two dwelling units and is not physically attached to any other principal structure.

# DUPLEXES IN RS-3

	RS - 1	RS - 2	RS - 3	RS - 4	RS - 4 A
Single-family detached	P	P	P	P	P
Duplex	N	N	N	P	P
Triplex	N	N	N	N	N
Quadrplex	N	N	N	N	N
Multi-family	N	N	N	N	N
Townhouse (Sec. 7.1)	N	N	N	C	C
Patio Home (Sec. 7.2)	S	S	S	C	C



- Currently Not Permitted at all



# EXAMPLES OF DUPLEXES





# EXAMPLES OF SHANDON DUPLEXES



**Single Entrance**



**Entrances only on the side**

# POPLAR ST TEST FIT





## 2. CAN DUPLEXES BE CONDITIONAL IN RS-3?

	R S - 1	R S - 2	R S - 3	R S - 4	R S - 4 A
Single-family detached	P	P	P	P	P
Duplex	N	N	N	P	P
Triplex	N	N	N	N	N
Quadrplex	N	N	N	N	N
Multi-family	N	N	N	N	N
Townhouse (Sec. 7.1)	N	N	N	C	C
Patio Home (Sec. 7.2)	S	S	S	C	C

### EXAMPLE CONDITIONS

- **Design of Entryway.** Two Family Dwellings or Duplexes shall have at least one primary entrance oriented toward the public right-of-way. In RS-3, duplexes may only have one primary entrance on the front of the building. The additional entrance shall be located on the side or rear wall.
- **Finished Floor Elevation.** The finished floor elevation at the front façade shall be at a minimum 18 inches above grade unless designed to be compliant with Americans with Disabilities Act (ADA) or Universal Design regulations and standards.
- **Maximum Building Dimensions.**  
Max Height- 25' to eave, 35' top.  
Max Building Width- 55'  
Max Building Depth- 42'

# CAN TRIPLEX/QUAD BE SPECIAL EXCEPTIONS IN RS-3?

	R S - 1	R S - 2	R S - 3	R S - 4	R S - 4 A
Single-family detached	P	P	P	P	P
Duplex	N	N	N	P	P
Triplex	N	N	N	N	N
Quadruplex	N	N	N	N	N
Multi-family	N	N	N	N	N
Townhouse (Sec. 7.1)	N	N	N	C	C
Patio Home (Sec. 7.2)	S	S	S	C	C

## EXAMPLE SPECIAL EXCEPTION CONDITIONS

- **Design of Entryway.** Three and Four Family Dwellings shall have at least one primary entrance oriented toward the public right-of-way. In RS-3, triplexes and quadruplexes may only have one primary entrance on the front of the building. The additional entrance shall be located on the side or rear wall.
- **Finished Floor Elevation.** The finished floor elevation at the front façade shall be at a minimum 18 inches above grade unless designed to be compliant with Americans with Disabilities Act (ADA) or Universal Design regulations and standards.
- **Maximum Building Dimensions.**  
Max Height- 25' to eave, 35' top.  
Max Building Width- 55'  
Max Building Depth- 42'

The background image shows a modern, single-story building with a dark roof and large glass windows. The building is identified by signs as 'STEEL HANDS SH VISTO' and 'NEW LOCATION'. A large banner on the front of the building reads 'STEEL HANDS BREWING'. In the foreground, there is an outdoor seating area with a dark-colored sofa and several wooden tables. The ground is covered with gravel. The sky is blue with some light clouds. The entire image has a blue tint.

# Multi-Plex in Commercial Districts



# RESIDENTIAL USES IN COMMERCIAL

	C-1	C-2	C-3	C-4
Single-family detached	N	N	N	N
Duplex	N	N	N	N
Multi-family, apts.	N	N	N	P

### 3. CAN MULTI-PLEX UNITS BE PERMITTED IN COMMERCIAL DISTRICTS WITH SPECIAL EXCEPTION?



#### Example Conditions for SE

- For Knox Abbott, establish max percentage of KA Drive properties as residential
- 12 units max
- Entry/parking at rear of building
- Architectural features
  - Building width (80 ft) and depth (75 ft)
  - Height (40 ft)
  - Other design and material requirements



# PARKING LOTS ON KNOX ABBOTT

- Many underutilized parcels along Knox Abbott Drive
  - Corridor's appearance (and tax base) improved with converting parking lots to structures close to the road.





The background image shows an outdoor patio area for Steel Hands Brewing. In the foreground, there is a dark-colored sectional sofa and several wooden picnic tables. The ground is covered with gravel. In the background, there is a building with a corrugated metal roof. A large banner on the building reads "STEEL HANDS BREWING" with a logo of a hand holding a wrench. To the left and right of the banner are signs that say "STEEL HANDS SH VISTA", "NEW LOCATION", and "SH STILLING". The entire image has a blue color overlay.

# Cluster Housing/Pocket Neighborhoods



# Create an Option for Small PDD or Cluster Development

Issues Addressed:



Timeframe for Action: **Short Term**

The City's current PDD ordinance is restricted to parcels of 2 acres or more and the planned development must contain a commercial component. Developers enjoy the flexibility of the PDD as it allows for more creativity and a mixture of uses that might not otherwise be allowed through traditional zoning districts. However, it was noted during interviews with the development community that a more flexible option is desired for infill development where large parcels of land are not readily available nor is land assemblage at that scale financially viable.

A cluster development ordinance is one option to consider as it allows homes to be spaced more closely together on a tract of land while preserving a higher percentage of open space than what may have been achieved under a more traditional subdivision layout. Cluster developments can also help reduce infrastructure costs and impervious surface coverage by reducing the amount of internal roadways needed.

The City should consider the creation and adoption of a cluster development ordinance that allows smaller single-family detached units, attached patio homes or townhomes, or a combination of housing types if the site is large enough to accommodate it. Site and building design standards should be applied to each cluster development as homes will be spaced more closely and site layout, landscaping, and circulation become important considerations. Compatibility with the surrounding neighborhood should be an important consideration.



Cluster Development Example: Attached single-family dwellings in Melrose, Massachusetts.



# POCKET NEIGHBORHOODS / COTTAGE COURTS



Smaller homes built around common open space with off-street parking areas to the rear or in common areas.





# CLUSTER DEVELOPMENT

- Cluster housing development permits variation in lot size, shape, and orientation without an increase in overall density of population or development.
- Not necessarily infill, but can be used that way for larger lots.
- Not a rezoning, but can require Planning Commission approval



# CLUSTER/OPEN SPACE DEVELOPMENT

## Conditions for Open Space

- Environmental Features
  - Trees
  - Cultural Features
  - Slopes
  - Wildlife Corridors
  - Wetlands
- Minimum size
- Continuity
- Active/Passive



Conventional  
Subdivision

Open Space /  
Conservation  
Subdivision



# DISCUSSION

Can ADU's be permitted **with conditions** in RS-1, RS-2, RS-3?



Can Duplexes be permitted **with conditions** in RS-3?

Can multi-plexes be permitted in commercial districts with a Special Exception?



Conservation Subdivisions/Pocket Neighborhoods?



# Next Steps

- Drafting Articles for Staff Review
- Next Work Session- July

