



SUMMARY OF PROPOSED ZONING CHANGES

NEW ZONES

Mixed-use zones for neighborhood commercial centers and employment centers have been developed in order to provide locations for clusters of everyday services, employment, and civic uses mixed with and close to new residential development within the two planning areas. These mixed-use centers are a key element of the urbanization strategy included in the Framework Plan for the UGB expansion and adopted by the City in August 2006 and in the Northwest and Highway 97 Area Plans.

MUN Mixed-Use Neighborhood Zone. This zone is intended to support surrounding residential neighborhoods by enabling development of small-scale retail and service commercial uses.

- Commercial uses are intended to be the focus of this district and to offer everyday goods and services
- Commercial spaces are limited in size
- Residential uses may be combined with commercial uses or may be allowed as stand-alone uses when developed as multi-family housing subject to special standards.
- Development within the district shall be oriented to pedestrians and support the use of transportation alternatives
- Public spaces where residents can gather and relax shall be provided
- Designated neighborhood centers are not intended to compete with the central downtown commercial district.

MUE Mixed-Use Employment Zone. The purpose of the MUE zone is to provide opportunities for office and limited light industrial employment in close proximity to neighborhoods.

- Retail uses will be limited in order to prevent competing with downtown and other commercial districts
- Housing may be allowed in special circumstances
- Uses allowed in the district should be compatible with adjacent neighborhoods

- Uses should support a mix of employment types and should not require direct highway or arterial access or generate large amounts of freight traffic
- Development within the district shall be oriented to pedestrians and support the use of transportation alternatives.

CHANGES TO EXISTING RESIDENTIAL ZONES

The following changes are proposed to help meet the goals of the neighborhood planning process and allow a greater diversity and mix of housing types.

- Allow for a variety of lot sizes within a subdivision by permitting average density calculations
- Increase maximum densities in the R-5 zone
- Establish a minimum density for the R-5 zone
- Adjust minimum lot frontage requirements by housing type in the R-5 zone.
- Require a mix of housing types in subdivisions of 50 units or more within the R-4 zone.
- Allow townhouses, cluster and cottage developments throughout R-5 zone; allow for townhouses in the R-4 zone as well.
- Create a voluntary density bonus program that would allow developers to increase density in return for providing certain public to one or more defined “public benefits” such as development of affordable housing, dedication of parks and open space, use of sustainable design principles and standards, and solar energy use. This could be applied in the R-4 and R-5 zones.
- Reduce lot size requirements for subdivision developers who dedicate land for an alley.
- Require that all new dwelling units on an alley take garage access from the alley.
- No changes to landscaping and parking requirements are recommended at this time.

SOLAR

- Local streets should be oriented on an east/west axis to the greatest possible extent to maximize solar access.
- Provide density bonuses for incorporating solar energy use (see above).