

Subarea 3.2: Residential Core (TRANSITIONAL) (existing zoning districts include NC, NC-2, UR, AR, BC, OUP,

PUDs): The goal for this transitional subarea is to prioritize redevelopment and reinvestment. Due to its central location, additional density, multi-family buildings, and larger buildings are expected where appropriate. See map:



Subarea 3.2: Residential Core

Current Zone	Council Direction	Housing Types (proposed)
Neighborhood Conservation (NC) <i>(Allows a single family home and one or two ARUs depending on the presence of an alley and other factors)</i>	<ul style="list-style-type: none"> NC area to the north of the Rodeo Grounds: change to higher density multi-family development for workforce housing (i.e., no SF detached allowed, minimum housing type is triplex) due to close proximity to START, jobs, pathways, and services. Also, aging housing stock in need of redevelopment. This would make existing SF and duplex structures nonconforming. Staff will look into feasibility of triplex on small lots and propose modifications if necessary. NC on No Name/Stormy Circle: Allow up to four-plex. This level of density would be consistent with need for redevelopment and history of old MR-4 zoning (allows 4-plex) in the vicinity. 	<ul style="list-style-type: none"> triplex minimum up to apt. buildings; max. set by FAR SF up to four-plex.

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Current Zone	Council Direction	Housing Types (proposed)
	<ul style="list-style-type: none"> Encourage consolidation of lots to achieve higher density. 	
Neighborhood Conservation - 2 (NC -2) <i>(allows an attached duplex or two detached townhomes, both either rental or ownership)</i>	Continue to allow duplexes (either as rental or ownership) and detached townhomes. Each primary unit also allowed 1 ARU.	SF up to four-plex.
Auto-Urban Residential (AR) <i>(Currently allows a SF detached unit and one attached and one detached ARU)</i>	<ul style="list-style-type: none"> For more established neighborhoods: keep the 3-unit maximum (1 SF / 2 ARUs) but with additional flexibility to also have a duplex (two full-sized attached rental units) or tri-plex (three full-sized attached rental units). For areas with existing mix of multi-family: allow additional higher-density multi-family, especially near areas with commercial/mixed-use zoning. 	<ul style="list-style-type: none"> SF; SF w/ 1 or 2 ARUs; duplex; triplex. SF; SF w/ 1 or 2 ARUs; duplex; triplex, tiny homes, up to 6 or 8-unit apts.
Urban Residential (UR) <i>(Highest-density residential zone. Allows a single family home up to apartment buildings)</i>	Existing areas of UR zone and adjacent properties would be considered for additional density for workforce rental housing.	Four-plex up to apt. buildings; max. set by FAR
Business Conservation (BC) <i>(Allows existing commercial uses in residential neighborhoods to not be considered nonconforming and continue indefinitely or be converted to less intense uses)</i>	Existing BC properties in Subarea 3.2 should be converted to the higher-density residential zone proposed for the AR properties in this subarea (see above comments in AR in second bullet). Any existing commercial uses would be considered nonconforming.	Triplex minimum up to apt. buildings; max. set by FAR
Office Overlay (OUP) <i>(Allows office uses up the base FAR of the existing residential zone, mostly AR)</i>	All OUP properties should be generally converted to a variation of the existing OR zone that allows a lower FAR for office uses but a higher FAR for higher-density residential uses. This provides the best balance between protecting the existing right for office uses as well as encouraging workforce housing in locations ideally suited for additional density (i.e., base of Snow King and along the Willow Street corridor near the Town/County administration buildings).	SF; SF w/ 1 or 2 ARUs; duplex; triplex, tiny homes, up to max. set by FAR.

Planned Unit Development (PUDs) <i>(Allows higher FAR and height than base zone)</i>	No change to approved densities. PUDs will no longer be allowed or a modified PUD tool may be considered for certain larger or uniquely configured properties in this subarea.	TBD
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PARKING (Subarea 3.2):

There was a split on the Council with 3 members choosing Alternative A and two members choosing Alternative B. In response, Staff will provide parking options consistent with Alternative A but will also consider whether aspects of Alternative B might also be applicable in this subarea.

Council Direction #1: Alternative A (private expense/high supply): Most parking to be provided by private sector when development happens; parking should be close and convenient; no winter on-street parking; no significant increase of public funding or maintenance responsibilities for parking.

Council Direction #2: Alternative B (public expense/high supply): Most parking to be provided by public sector (e.g., surface lots, garages); parking should be free or cheap to public; moderate walk is acceptable; winter on-street parking will be explored as a potential option in the future on streets where feasible; moderate to significant increase in public funding and maintenance responsibilities for parking over current levels. *[It is acknowledged that this option may contain parking options (e.g., parking garage) for which funding, staffing, site acquisition, and other feasibility requirements have not been fully developed or identified. If this option is adopted, additional detail would be provided in the next phase of the LDR update.]*