

Subarea 6.1: Low to Medium Density Neighborhoods (STABLE) (existing zoning districts include S, R, NC, PUD).

The goal for this stable subarea is to maintain existing character and density, which is primarily single family and PUD development, but to allow targeted redevelopment consistent with current neighborhoods. See map:



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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>	No change to existing densities or allowed housing types, with the possible exception of allowing only 1 ARU (or no ARUs) for certain NC neighborhoods in subarea.	SF or SF w/ 1 ARU.
Suburban (S)/Rural (R) <i>(Currently allows a single family home and one or two ARUs depending on the presence of an alley and other factors)</i>	Because much of the S and R zoning in this subarea are PUDs (Karns Hillside, Indian Trails,), these areas should keep existing densities and housing types.	SF or SF w/ up to 2 ARUs.

Planned Unit Development (PUDs) (Allows higher FAR and height than base zone)	No change in their approved densities. PUDs will no longer be allowed.	TBD
PARKING (Subarea 6.1): Council Direction: 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.		