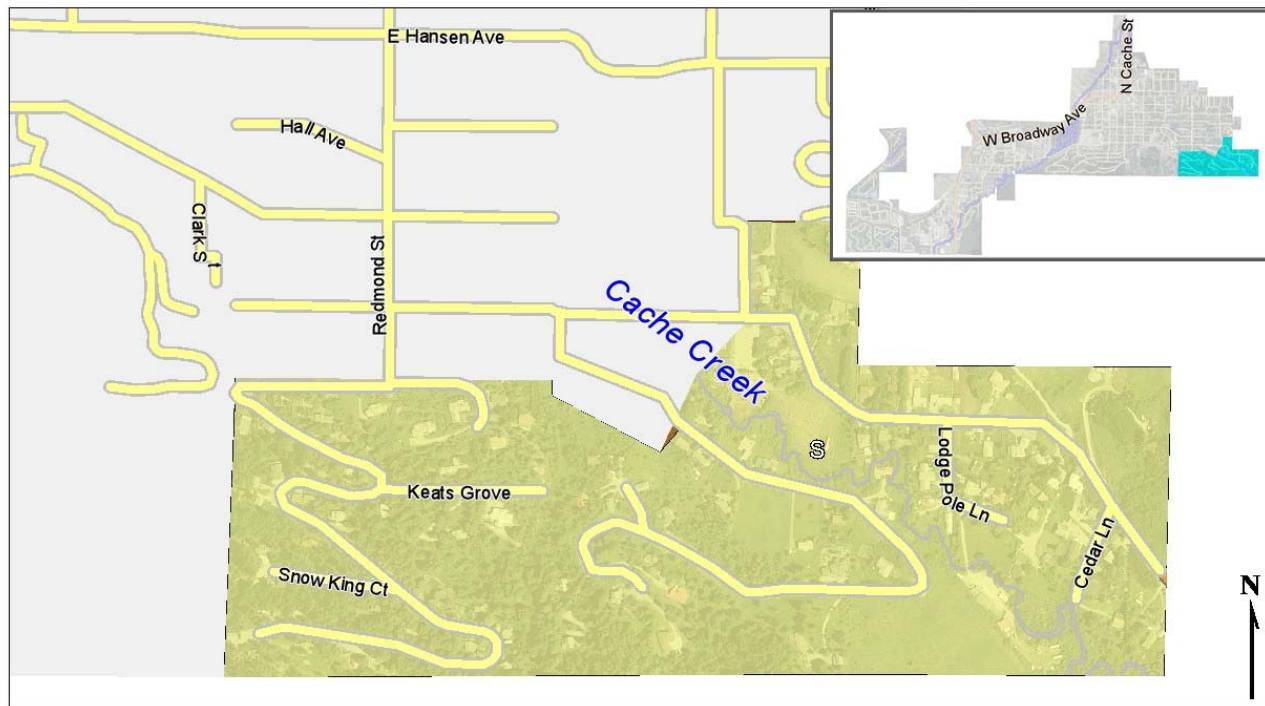


Subarea 6.2: Upper Cache (STABLE) (existing zoning districts include S, PUD). No increase in density is planned for this area, and the natural areas should dominate over the built environment. Development should reduce impacts on wildlife habitat, steep slopes, and other natural features. Commercial and recreational equestrian uses will be allowed, but other nonresidential uses will be discouraged. See map:



Subarea 6.2: Upper Cache		
Current Zone	Council Direction	Housing Types (proposed)
Suburban (S) <i>(Currently 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"> No additional density or housing types are proposed. However, the elimination of ARUs may be considered to better minimize impacts on steep slopes (e.g., Snow King Estates) and wildlife (e.g., Upper Cache). In addition, based on the Comprehensive Plan's direction to maintain existing lot sizes into the future, the S zone should be divided into two related zones – one with a minimum lot size of approx. half acre (22,000 sf) and one with a minimum lot size of approx. 1 acre (43,560 sf). These zones would be applied to properties that most closely match these minimum lot sizes. Both new zones would have a larger minimum lot size than the current S zone, which is 12,000 sf. This would make some existing properties nonconforming as to minimum lot size and would decrease the subdivision potential of some properties. 	SF or SF w/ 1 ARU.
Planned Unit Development (PUDs) <i>(Allows higher FAR and height than base zone)</i>	No change in their approved densities. PUDs will no longer be allowed.	TBD
PARKING (Subarea 6.2): 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.		