

## RESIDENTIAL MEDIUM DENSITY LAND USE DESIGNATION

**Purpose Statement:** The Residential Medium Density designation is intended to create the opportunity for neighborhoods that offer a variety of lot sizes, housing, and ownership options.

Residential Medium Density neighborhoods should include a variety of unit types designed to incorporate features from both single-family and multi-family developments, support cost-efficient housing, facilitate infill development, encourage use of transit service, and promote the efficient use of urban services and infrastructure.

**Objective LU-GG:** Designate land for Residential Medium Density (RMD) where access, topography and adjacent land uses create conditions appropriate for a variety of unit types designed to incorporate features from both single-family and multi-family developments, and to support cost-efficient housing, infill development, transit service, and the efficient use of urban services and infrastructure.

**Policy LU-157.** Residential Medium Density designated areas should be zoned for either Residential 10 dwelling units per net acre (R-10), Residential 14 dwelling units per net acre (R-14), or new zoning designations that allow housing in this density range.

**Policy LU-158.** Residential Medium Density neighborhoods may be considered for Residential 10 (R-10) zoning if they meet three of the following criteria:

- 1) The area already has a mix of small-scale multi-family units or has had long standing zoning for flats or other low-density multi-family use;
- 2) Development patterns conducive to medium-density development are established;
- 3) Vacant lots exist or parcels have redevelopment potential for medium-density infill development;
- 4) The project site is adjacent to major arterial(s) and public transit service is located within ¼ mile;
- 5) The site can be buffered from existing single-family residential neighborhoods having densities of eight (8) dwelling units or less; or
- 6) The site can be buffered from adjacent or abutting incompatible uses.

**Policy LU-159.** Areas may be considered for Residential 14 (R-14) zoning where the site meets the following criteria:

- 1) Adjacent to major arterial(s);
- 2) Adjacent to the Urban Center, Highlands Center Village, or Commercial Corridor designations;
- 3) Part of a designation totaling over 20 acres (acreage may be in separate ownership);
- 4) Site is buffered from single-family areas or other existing, potentially incompatible uses; and

5) Development within the density range and of similar unit type is achievable given environmental constraints.

**Policy LU-160.** Support projects that create neighborhoods with diverse housing types that achieve continuity through the organization of roads, sidewalks, blocks, setbacks, community gathering places, and amenity features.

**Policy LU-161.** Support residential development incorporating a hierarchy of streets. Street networks should connect through the development to existing streets, avoid “cul-de-sac” or dead end streets, and be arranged in a grid street pattern (or a flexible grid street system if there are environmental constraints).

**Policy LU-162.** Development densities in the Residential Medium Density designation area should range from seven (7) to eighteen (18) dwelling units per net acre, as specified by implementing zoning.

**Policy LU-163.** For attached or semi-attached development in the R-14 zoned portions of the Residential Medium Density designation, a bonus density of four (4) additional dwelling units per acre should be available, subject to Density Bonus Review and other applicable development conditions.

**Policy LU-164.** When a minimum density is applicable, the minimum development density in the Residential Medium Density designation should be four (4) dwelling units per net acre.

**Objective LU-HH:** Residential Medium Density designations should be areas where creative approaches to housing density can be implemented.

**Policy LU-165.** Provision of small lot, single-family detached unit types, townhouses, and multi-family structures compatible with a single-family character should be allowed and encouraged in the Residential Medium Density designation, provided that density standards can be met (see also the Housing Element for housing types).

**Policy LU-166.** Very small-lot, single-family housing, such as cottages, zero-lot line detached, semi-detached, townhouses, and small scale multi-family units should be allowed in the Residential Medium Density designation in order to provide a wide range of housing types. Implementing code will be put in place within three years of the adoption of the 2004 Update.

**Policy LU-167.** A range and variety of lot sizes and building densities should be encouraged.

**Policy LU-168.** Residential developments should include public amenities that function as a gathering place within the development and should include features such as a public square, open space, park, civic or commercial uses in the R-14 zone. The central place should include amenities for passive recreation such as benches and fountains and be unified by a design motif or common theme.

**Policy LU-169.** Residential Medium Density site development plans having attached or semi-attached housing types should reflect the following criteria for projects:

- 1) Parking should be encouraged in the rear or side yards or under the structure;
- 2) Structures should be located on lots or arranged in a manner to appear like a platted development to ensure adequate light and air, and views (if any) are preserved between lots or structures;
- 3) Buildings should be massed in a manner that promotes a pedestrian scale with a small neighborhood feeling;
- 4) Each dwelling unit should have an identifiable entrance and front on streets rather than courtyards and parking lots;
- 5) Fences may be constructed if they contribute to an open, spacious feeling between units and structures; and
- 6) Streetscapes should include green, open space for each unit.

**Policy LU-170.** Residential Medium Density development should provide condominium or fee simple homeownership opportunities, as well as rental or lease options.

**Objective LU-II:** Residential Medium Density development should be urban in form and fit into existing residential neighborhoods if developed as infill projects.

**Policy LU-171.** Buildings should front the street rather than be organized around interior courtyards or parking areas.

**Policy LU-172.** Non-residential structures, such as community recreation buildings, that are part of the development, may have dimensions larger than residential structures, but should be compatible in design and dimensions with surrounding residential development.

**Policy LU-173.** Non-residential structures should be clustered and connected within the overall development through the organization of roads, blocks, yards, focal points, and amenity features to create a neighborhood.

**Policy LU-174.** Single-family detached building types in the Residential Medium Density designation should have maximum lot coverage by the primary structure of fifty (50) percent.

**Policy LU-175.** In the Residential Medium Density designation common open space equal to 1,200-square feet per unit and maintained by a homeowners' association, should be provided for each semi-attached or attached unit.

**Policy LU-176.** Support site plans that transition to and blend with existing development patterns using techniques such as lot size, depth and width, access points, building location setbacks, and landscaping. Sensitivity to unique features and differences among established neighborhoods should be reflected in site plan design. Interpret development standards to support ground-related orientation, coordinated structural design, and private yards or substantial common space areas.

**Policy LU-177.** A minimum of fifty (50) percent of a project in the Residential 14 zone should consist of the following primary residential types: traditional detached, zero lot line detached, or townhouses with individual yards that are scaled appropriately for each unit.

**Policy LU-178.** Longer townhouse buildings or other types of multi-family buildings, considered secondary residential types (see RMC 4-9-065), should be limited in size so that the mass and bulk of the building has a small scale multi-family character, rather than that of a large, garden-style apartment development.

**Policy LU-179.** In the Residential 14 zone, multi-unit townhouses that qualify as a primary residential type (see RMC 4-9-065) should be limited in size so that the mass and bulk is at a human scale.

**Policy LU-180.** Projects in a Residential 14 zone should have no more than fifty (50) percent of the units designed as secondary residential types, i.e. longer townhouse building clusters, or longer multi-family buildings of other types.

**Policy LU-181.** Mixed-use development in the form of civic, commercial development, or other non-residential structures, may be allowed in the central places of Residential Medium Density development projects within the Residential 14 zone, subject to compliance with criteria established through development regulations.