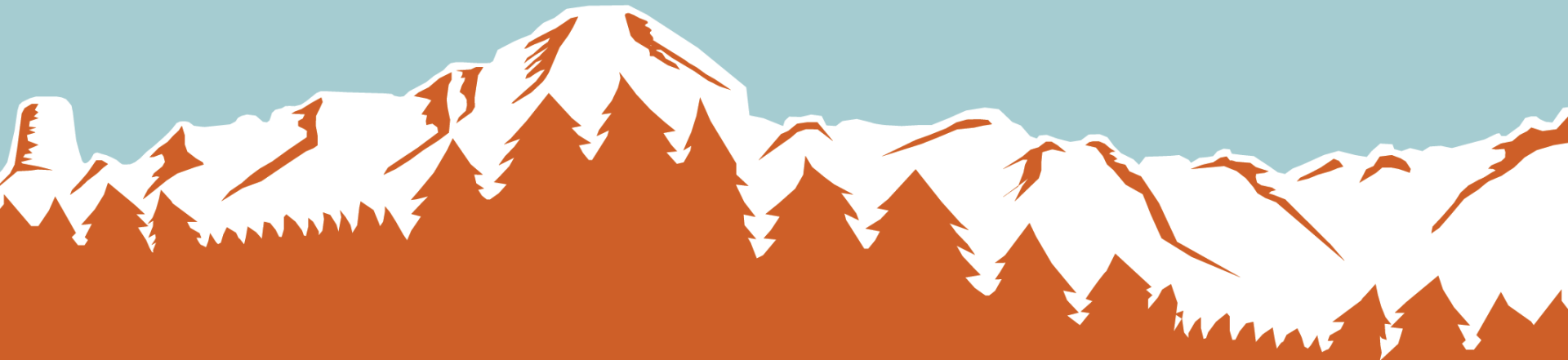




Master Plan Implementation: Land Use Code Updates (Phase 1-Housing)

Joint Town Council and Planning Commission Workshop
February 10, 2020



Agenda

- **Background**
- **Overview of Proposed Code Edits**
 - General Updates
 - Zoning Regulations (RMC 7-3)
 - Single Family Home Design Standards (RMC 6-6)
- **Questions/Discussion**
- **Next Steps**

BACKGROUND

Housing Goals and Policy Topics

COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.

- Emphasis on workforce housing
- Role of the private sector as a partner in addressing housing needs
- Annexation opportunities
- Distributed approach (within Ridgway)
- Multi-generational housing (age-in-place opportunities)
- Accessibility of new development



Housing Goals and Policy Topics

COM-2: Encourage a diversity of housing options that meet the needs of residents.

- Diversity of housing types in new developments
- Housing options community wide
- Support for resident-occupied housing
- Accessible housing



Short-Term Actions

- **COM-1c:** Update the Ridgway Municipal Code to promote housing affordability (i.e.: reducing lot size requirements, increasing allowed densities, and reducing parking requirements).
- **COM-2a:** Review and update the Town's zoning regulations as necessary to ensure desired housing types are defined and allowed in locations designated for residential uses by the Land Use Plan.
- **COM-2c:** Study recent innovations in modular home and small home construction and revise land use and building codes to allow in appropriate locations.



PROPOSED EDITS TO THE ZONING REGULATIONS (RMC 7-3)



General Updates and Definitions

- **Consistent use of terms**
- **Organization and formatting**
- **Clarifying administration**
- **Definitions**
 - **Expanded to support the full spectrum of housing types encouraged by the Master Plan – many of which are not mentioned in the Code today**
 - **Provide a point of reference for the Town and applicants on future annexations, development agreements, and/or PUDs**

Definitions

UPDATED

- Dwelling
- Duplex Dwelling
- Multifamily dwelling
- Family
- Group home
- Factory built housing
- Manufactured home
- Manufactured home park

NEW

- Cluster development
- Co-housing development
- Triplex dwelling
- Fourplex dwelling
- Live-work dwelling
- Townhouse
- Single-family detached
- Accessory dwelling unit
- Employee housing
- Major addition
- Workforce housing

Definitions

“MOBILE HOME” replaced with *“MANUFACTURED HOME”* throughout to address dwellings that meet HUD standards

“FACTORY BUILT HOUSING” added to include homes built in a factory that are in compliance with local and state building codes (not HUD manufactured home code)



Definitions

“DWELLING, LIVE/WORK”: A structure containing an integrated living and working space that is intended to function predominantly as business workspace with residential use area occupied by the business owner or operator. The unit typically has a store-front, with the workspace, public display area, or show-room on the ground floor of the unit and the majority of the residence area is located either on the upper floor if there are two floors, or the back of the unit if there is only one floor.

“EMPLOYEE HOUSING” : A dwelling unit that contains no more than 450 square feet of gross floor area, located within the same structure as a non-residential use and above or behind the non-residential use, in which the use of the dwelling units is secondary and subordinate to the non-residential use and restricted for occupancy only by the employees of the non-residential use.



Definitions

Why are **TINY HOUSES** not defined?

Tiny houses will fall into one of three categories based on their characteristics, and will be allowed where that type of housing is allowed:

- Manufactured Home (must meet HUD code)
- Factory Built Dwelling (must meet state and local building code)
- Dwelling (site built – must meet local building code)



Districts and Uses

- Updated purpose statements to align with Master Plan
- New “Mixed Residential” or “MR” District
 - Helps implement Mixed-Neighborhood land use category in Master Plan
 - A variety of attached and detached housing at 12-18 du/ac
 - Builds on 2016 discussions at Planning Commission level regarding potential need for additional residential district(s)



Expanded Allowances for Housing

	R	HR	MR	HB	DS	GC	LI
Accessory dwelling unit	A	A	A	A	A		
Cluster development	A		A				
Co-housing development		C	A				
Duplex dwelling	A	A	A	A	A	€	
Employee housing						A	C
Factory built housing	Wherever that type of housing is permitted						
Fourplex dwelling	C	A	A	A	A	C	
Group homes	C	C	A	A		A	
Live/work dwellings				A	A	A	
Multifamily dwelling	C	C	A	A		A €	
Manufactured home	Existing only – limited to certain blocks as in current code						
Single family detached dwelling	A	A	A		A	€	
Townhouse	C	A*	A	A	A	C	
Triplex	C	A	A	A	A	C	

A = Allowed; C = Conditional

GREEN=PROPOSED; BLACK = CURRENT

Dimensional Standards

- **Refined to increase flexibility and allow for more density (consistent with Master Plan)**
- **For residential districts generally means:**
 - Smaller lots
 - Less lot width
 - Smaller side setbacks
 - More lot coverage

Dimensional Standards

- **R District**

- Single-family/duplex min. lot size reduced from 10,000 to 6,000 sf, side setbacks reduced from 8 to 5 feet, and lot coverage increased from 40% to 50%.

- **HR District**

- Single-family/duplex min. lot size reduced from 5,000 to 3,000 sf, side setbacks reduced from 8 to 5 feet, and lot coverage increased from 50% to 60%.
- Three or four unit housing min. lot size set at 5,000 sf, side setbacks at 5 feet, and lot coverage at 60%

Other Targeted Updates

- **Residential parking**
 - As proposed: one per unit rather than two for all but single family and duplex
- **Use Specific Standards**
 - Clarification and clean-up for home occupations, ADUs
 - Short-term residential rules reflected in zone districts, but not changed from current rules
 - New standards for Employee Housing

PROPOSED EDITS TO THE SINGLE FAMILY HOME DESIGN STANDARDS (RMC 6-6)



Applicability

- **Expand to apply to:**
 - ALL residential development
 - Major addition or renovation (as defined)
- **Provides reasonable level of guidance for new housing types**

Standards

- **Remove or clarify requirements that require frequent variances or are no longer relevant**
 - Minimum footprint requirement
 - 3:12 roof pitch, parapet requirement
 - Restriction on two non site-built homes per block
 - Architectural standards

Deviations

- **New criterion allows applicant to support the need for a deviation as promoting workforce housing**

QUESTIONS?



Next Steps

- **Comment period closes: February 24**
- **Updated draft posted: March 24**
- **Planning Commission review and recommendation to Town Council: March 31**