



# Item for Discussion:

Residential Density Buffer Manual



Land Use	Rural*	Neighborhood*	Urban*
<b>Types of Allowed Land Uses</b>	<p><b>Residential:</b> very low-density single family (up to 1 dwelling unit per acre)</p> <p><b>Commercial:</b> agriculture related (farm stands)</p> <p><b>Employment:</b> agriculture and recreation-related; home office; garage industry</p> <p><b>Open Space:</b> trails, trailheads, open space (washes), community parks</p>	<p><b>Residential:</b> single family, patio homes, multifamily or other forms of residential uses up to 20 dwelling units per acre.</p> <p><b>Commercial:</b> neighborhood retail and services with requirements</p> <p><b>Employment:</b> home office; limited live/work; office</p> <p><b>Public &amp; Quasi Public:</b> civic/institutional</p> <p><b>Open Space:</b> buildings, neighborhood / community parks, pocket parks, tot lot</p>	<p><b>Residential:</b> single family (above 6 dwelling units per acre), multifamily, patio homes</p> <p><b>Commercial:</b> commercial retail, office, and services. No drive-thru</p> <p><b>Employment:</b> office buildings; live/work</p> <p><b>Public &amp; Quasi Public:</b> civic/institutional buildings</p> <p><b>Open Space:</b> plazas, parks</p>
<b>Land Use Character</b>	<ul style="list-style-type: none"> <li>•Predominantly large lot single family residential up to 1 dwelling unit per acre.</li> <li>•Buildings spaced significantly apart to create a sense of intermittent rather than lined up buildings.</li> <li>•A variety of deep setbacks from the road, creating an informal pattern.</li> <li>•Roadways without curb, gutter, or sidewalk.</li> <li>•Informal streetscapes and tree placement.</li> </ul>	<ul style="list-style-type: none"> <li>•Predominantly residential with range of densities up to 20 dwelling units per acre allowed with requirements.</li> <li>•Adequate transitions and/or buffering abutting Rural or Urban areas will be required.</li> <li>•Higher densities should decrease towards edges when abutting single family developments within this Land Use Category.</li> <li>•Densities above 8 dwelling units per acre require direct access to collector or arterial streets.</li> <li>•Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street.</li> <li>•Buildings spaced to create separation while maintaining cohesive street wall.</li> <li>•Modest building setbacks, generally aligned with neighboring buildings.</li> <li>•Streets with curb, gutter, planter strips, and sidewalk.</li> <li>•Semi-formal streetscape with aligned street trees.</li> <li>•Diversity provided by a variety of building styles and sizes.</li> </ul>	<ul style="list-style-type: none"> <li>•Walkable development pattern with a variety of residential uses above 6 dwelling units per acre, mixed-use, commercial, and civic/cultural within walking distance (1/4 mile) of each other.</li> <li>•Buildings close together with significant street frontage.</li> <li>•Building façades at or near sidewalk.</li> <li>•Pedestrian-friendly streets with curb and gutter, planters or tree wells, and generous sidewalks; sidewalk width scaled to context, with greater sidewalk widths abutting retail frontages.</li> <li>•Formalized streetscape with equally spaced street trees.</li> <li>•May include civic park/plaza/gathering space.</li> <li>•Buildings with active ground-floor uses and entries, storefronts and windows oriented toward sidewalks.</li> <li>•On-street parking, especially along streets with retail.</li> <li>•Drive-thru commercial uses prohibited.</li> <li>•Off street parking located behind buildings when possible and practical.</li> <li>•Adequate transition to abutting areas (Neighborhood or Rural) required.</li> </ul>

# General Plan Transition and Design Requirements

Figure 3: Land Use Categories Requirements Table

Zoning Districts		Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District	Special Consideration and Notes
District	Zoning								
Residential Districts	Rural Development	R1-190	X						• Appropriate in RURAL Land Use Category.
	General Rural Development	R1-54	X						
	Rural Estate	R1-43	X	X					
	Suburban Residential	Type A	R1-35	X					• Appropriate zoning adjacent to RURAL.
		Type B	R1-18	X					
	Suburban Development	Type B	R1-15	X					• May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
		Type B	R1-12	X					
	Urban Development	Type A	R1-9	X					
		Type A	R1-7	X					
		-	R1-5	X					
		-	R1-4	X					
	Urban Development	Type B	MDR	X	X				<ul style="list-style-type: none"> <li>• Within NEIGHBORHOOD Land Use Category densities above 8 du/ac require direct access to a collector or arterial roadway, or placement directly abutting commercial uses</li> <li>• Within URBAN Land Use Category: Minimum density of 6 du/ac required.</li> <li>• May be considered adjacent properties designated as RURAL on the General Plan Land Use Map or within, or adjacent to, any properties designated NEIGHBORHOOD on the General Plan Land Use Map and adjacent to lower residential density zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.</li> </ul>
Type B		HDR	X	X					

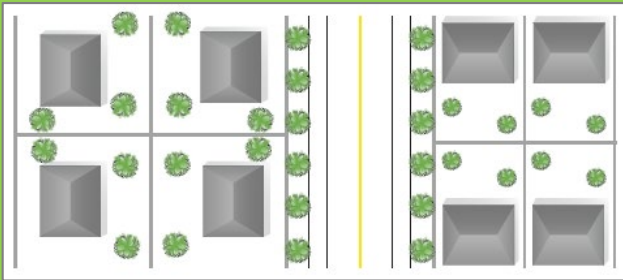
# Residential Density Buffer Manual

Develop a supplemental report to the General Plan to illustrate quality buffering strategies between differing development densities



# Proposed Buffering Categories

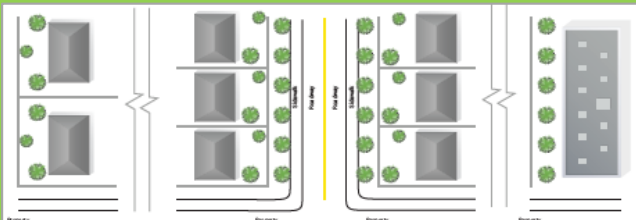
## Compatible Lot Widths



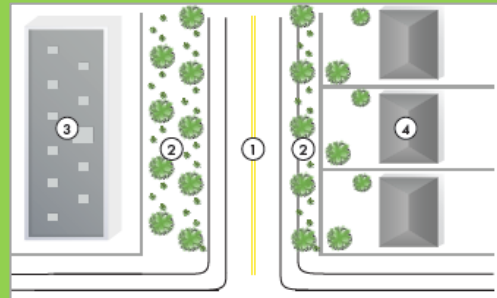
## Open Space Buffers



## Transitioning Densities

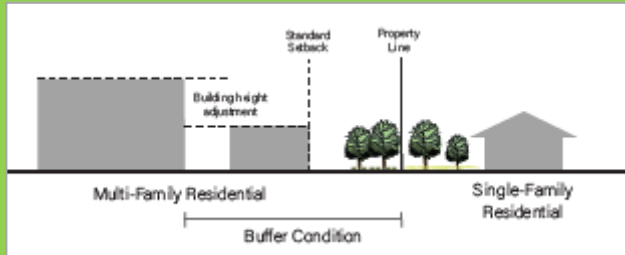


## Roadway Buffers

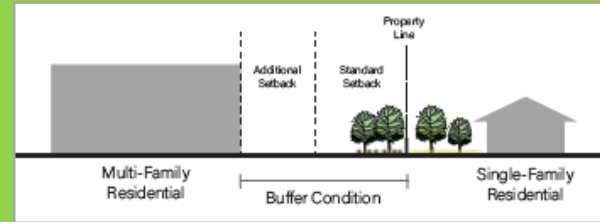


# Proposed Buffering Categories cont...

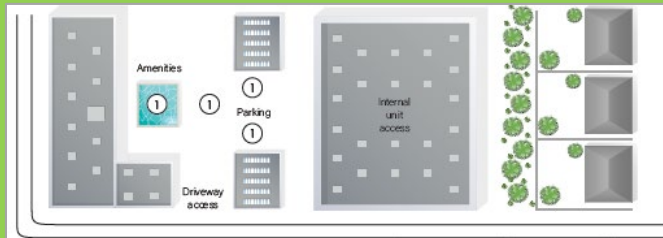
## Building Height Buffers



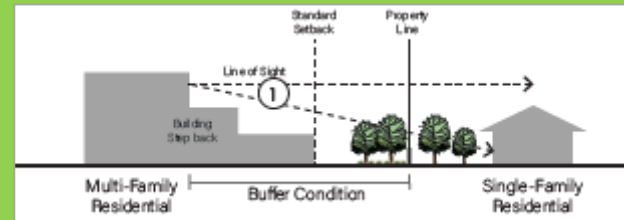
## Additional Setbacks



## Nuisance/Amenity Buffers



## Building Stepbacks, Line of Sight, and Building Design

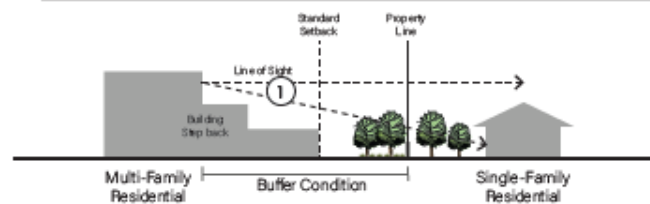
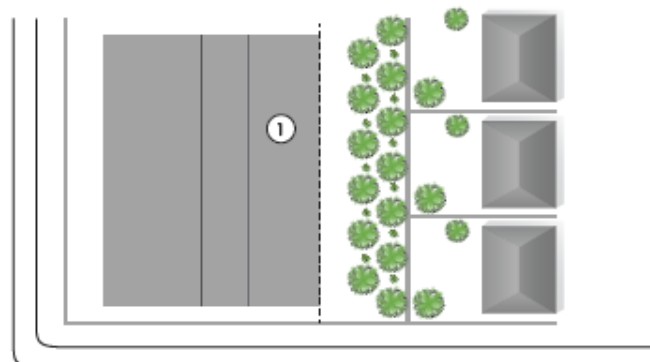


## Step Backs & Line of Sight

### Description

A step back is an additional building setback on the upper level of multi-story buildings generally used as a buffer between single-family and multi-family residential. In conjunction with other techniques step backs are used to prevent line of sight directly in to the backyard of a neighboring residential development while also helping to maintain a consistent character of size from a less intense use to a more intense use. As a general rule, a minimum step back should be one foot additional setback for every additional foot of height above 30 feet.

### Examples



① Stepback



# Next Steps

- Work Session to gather input from the Council on proposed buffering strategies
- Development community review
- Complete final draft
- Introduce potential ZO text amendments to the Town Council

