

WHITEWATER ZONING UPDATE

MAJOR PRIORITIES

1 University Housing and Neighborhood Preservation

Issues

- a) # of unrelated individuals in units in and adjacent to R-1
- b) Parking on-site, # of vehicles
- c) Conversions from single family to rental
- d) Enforcement of unrelated individuals and maintenance
- e) Where to locate new housing?
- f) Appropriate density

Potential Solutions

maintain R-O overlay, limit 2 unrelated individuals, consider additional areas
 create an R-5 district immediately west of campus for higher density housing
 establish site planning and development criteria
 university neighborhood overlay district for multi-family/mixed-use areas
 consider R-5, or higher R-3 density, immediately south of Starin Neighborhood
 review "permitted use" vs "conditional use" when the permitted density is followed
 R-2 regulate unrelated individuals by number of original bedrooms, specific areas
 increase enforcement in transition zones, or selected neighborhoods
 reduce parking requirements for R-3

Relevant Zoning Sections

- 19.48 I - Institutional
- 19.15 R-1 One-Family Residence
- 19.18 R-2 One and Two-Family
- 19.21 R-3 Multifamily Residence
- 19.25 R-O Non-family Residential Overlay

2 Review Process & Approval

Issues

- a) Review and approval of signage
- b) Review process is confusing, lot of back and forth
- c) Review and approval of site layout
- d) Fairness
- e) Efficiency

Potential Solutions

certain submittals, staff only review & approval
 use a checklist of criteria for pre-submittal meetings
 streamline review, limit trips to Plan Commission
 require pre-meeting with staff to review concept before submittal

Relevant Zoning Sections

- 19.54 Signage

3 Neighborhood Districts

Issues

- a) Lot coverage/lot size/floor area ratio
- b) Number of units per building – limit in certain districts/areas
- c) Older houses may be considered non-conforming
- d) Increase housing choices near downtown

Potential Solutions

maintain R-O overlay, limit 2 unrelated individuals, consider additional areas
 limit units per building in certain districts
 university neighborhood overlay district for multi-family/mixed-use areas
 R-3 at E North and Fremont to provide an opportunity for new housing
 review non-conforming lot widths for single family structures
 increase enforcement in transition zones, or selected neighborhoods

Relevant Zoning Sections

- 19.15 R-1 One-Family Residence
- 19.18 R-2 One and Two-Family
- 19.21 R-3 Multifamily Residence
- 19.25 R-O Non-family Residential Overlay

SECONDARY PRIORITIES

1 New Higher Value Housing

Issues

- a) Provide options for \$250,000 to \$400,000 range
- b) Desire for new housing construction

Potential Solutions

conservation district
 market available properties (not a zoning issue)

Relevant Zoning Sections

- NEW district (if needed)

2 Planned Community Development District (PCD)

Issues

- a) Do not use PCD only to increase density
- b) Simplify review and approval
- c) Use for odd shaped lots and mixed use proposals
- d) provide incentives as part of negotiations

Potential Solutions

clarify purpose
 require pre-meeting with staff to review concept before submittal
 provide incentives for increased density, e.g.) more open space

Relevant Zoning Sections

- 19.39 PCD - Planned Community Deve.

TECHNICAL ISSUES – STAFF DISCUSSION

1 Downtown Issues

Issues

- a) Perception of not enough parking
- b) Need more permitted signage options

Potential Solutions

- review shared parking regulations & locations
- improve wayfinding (not zoning)
- allow off-premise signs, review signage code for clarifications

Relevant Zoning Sections

19.30 B-2 Central Business District

2 Manufacturing vs Light Manufacturing

Issues

- a) M-1 and M-2 are too similar

Potential Solutions

- change M-1 to Light Industrial
- move some permitted uses from M-1 to M-2

Relevant Zoning Sections

19.36 M-1 Manufacturing
19.37 M-2 Manufacturing

3 Sustainable Practices Integration

Issues

- a) Integrate sustainable strategies throughout the ordinance

Potential Solutions

- allow community gardens
- require energy efficient lighting
- require bike and pedestrian linkages
- provide incentives for Best Management Practices

Relevant Zoning Sections