

CITY OF HELENA PLANNING DIVISION
316 North Park Avenue
Helena, Montana 59623

File: R-U District.ZOA
Date: June 08, 2016
406-447-8448

TO: Helena Zoning Commission
Sharon Haugen, Director of Community Development

FROM: H. Elroy Golemon, City Planning Division

SUBJECT: Consider the Adoption of an Ordinance to establish an RU (Residential-Urban) Zoning District and Amending the following Sections of City Code:

- (1). Amend the Intent of Zoning Districts in Section 11-2-2 of City Code to include the Intent of the R-U (Residential-Urban) District.**
- (2). Amend the Land Use Table for Zoning Districts in Section 11-2-3 of City Code to include the Permitted, Conditional and Not Permitted Residential and Commercial Uses of the R-U (Residential-Urban) District.**
- (3). Amend the Lot Requirements by Zoning District in Section 11-4-2 (E) of City Code to include the district dimensional requirements for the R-U (Residential-Urban) District.**
- (4). Amend the Sign Uses for Specified Districts Section in Section 11-23-10 of City Code, R-O and PLI Districts and make the sign requirements for the R-U (Residential-Urban) District the same as the R-O District.**

OVERVIEW

GENERAL INFORMATION

PUBLIC HEARING DATES:

Zoning Commission -- 6:00 P.M. Tuesday, June 14, 2016

City Commission -- 6:00 P.M. Monday, July 11, 2016

APPLICANT: City of Helena
316 North Park Avenue
Helena, MT 59623

DESCRIPTION

Since February 2015, the Helena Zoning Commission has conducted several work sessions to develop design guidelines for future development and redevelopment in the City of Helena. Due to recent discussions related to multi-dwelling unit development in the current R-2 (Residential) District, the Zoning Commission has worked to create a new mixed use zoning district. This district is intended to provide for a single and two dwelling unit development and a compatible mix of professional and business offices and associated service uses. The zoning commission also identified district dimensional standards and signage requirements for the proposed zoning district.

In order to get a sense of what was needed for possible land uses and dimensional standards for a new mixed use zoning district, the Zoning Commission conducted site visits as part of the work session process. These sites included areas such as: the Capital Hill Mall, Last Chance Gulch and Lyndale Avenue, Benton and Euclid Avenues, Malfunction Junction and the Caird Property, Lewis and Clark Brewing Area, and Henderson and Euclid Avenues.

RECOMMENDATIONS

Motion 1:

Staff recommends approval of the adoption of an Ordinance, amending the Sections 11-2-2, 11-2-3 and 11-4-2(E) of City Code to include the intent, the permitted uses, conditional uses, and uses not permitted and the district dimensional standards for the R-U (Residential-Urban) District.

Motion 2:

Staff recommends approval of the adoption of an Ordinance, amending the Sign Uses for Specified Districts Section in Section 11-23-10 of City Code, R-O and PLI Districts and make the sign requirements for the R-U (Residential-Urban) District the same as the R-O District.

EVALUATION

2011 HELENA GROWTH POLICY

The 2011 Helena Growth Policy adopted on May 09, 2011 identifies the concept of mixed-use development as an important growth management policy for the City of Helena. Currently the City of Helena characterizes mixed-use development as places where people can work, live, and play and contain a variety of complementary and integrated uses.

In addition, mixed-use areas when properly planned and developed, will mature into quality neighborhoods that enjoy higher densities, a mix of activities, more transportation options, and convenient shopping and services.

The proposed R-U District would allow for up to two dwelling units on a property, and compatible

commercial uses, as permitted in the R-2 District. In addition, the proposed R-U District zoning would be consistent with the mixed use concept of the Growth Policy. The proposed R-U District may help create a coordinated development pattern that is unified, functional and efficient by conserving land, energy, and infrastructure while minimizing the potential for sprawl.

A list of the Growth Policy goals and objectives that support the proposed ordinance is included at the end of this staff report.

Montana Zoning Criteria

Montana MCA Section 76-2-304 identifies the criteria and guidelines for zoning regulations, stating:

(1) Zoning regulations must be:

(a) made in accordance with a growth policy; and

(b) designed to:

(i) secure safety from fire and other dangers;

(ii) promote public health, public safety, and the general welfare; and

(iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

(2) In the adoption of zoning regulations, the municipal governing body shall consider:

(a) reasonable provision of adequate light and air;

(b) the effect on motorized and non-motorized transportation systems;

(c) promotion of compatible urban growth;

(d) the character of the district and its peculiar suitability for particular uses; and

(e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

One of the functions of zoning is to prevent hazards that may occur from inappropriate development of residential, commercial, and industrial uses and the overcrowding of future development. Any new development or redevelopment of property must comply with the zoning requirements of the district the property is located. In addition, any construction or remodeling must comply with the currently adopted editions of the building and fire codes. Police and fire protection would be provided by the City of Helena.

The traffic analysis used to compare the vehicle traffic generated between the current City of Helena mixed use zoning designations that allow for multi-dwelling units of 3 or more on a property (R-O and R-4 Districts) and compatible noncommercial uses on a 5 acre site would generate approximately 1,947 vehicle trips per day (vpd). In comparison, the proposed R-U District that only allows for single and two dwelling units but has the same compatible non-commercial uses would generate approximately 2,043 (vpd) on a 5 acres site, or 96 additional vehicle trips over the current R-4 and R-O Districts. This increase is the result of eliminating multi-dwelling units in the Proposed R-U District and using the next use commonly found in the mixed use district. (See appendix for traffic analysis charts).

Urban growth supports and encourages a higher density and intensity of uses, activities, and

development within a smaller region or geographic area. Therefore, urban growth requires the development of public facilities and services, such as water, sewer, schools, parks and a transportation network, which supports higher density and intensity of uses. In addition, all property located in the proposed R-U District will be served by an established transportation system that is capable of supporting the traffic generated by the uses allowed in the zoning district.

The various zoning districts and their accompanying regulations are intended to protect the public health and general welfare by identifying appropriate land uses for the various zoning districts throughout the community. In addition, the provisions outlined in Title 11: Zoning, City Code, are designed to ensure that property located in a specific zoning district will be developed in accordance with the zoning requirements and restrictions such as: use, size, setbacks, lot coverage, off-street parking, landscaping, and screening.

The district dimensional standards proposed for the R-U District are as follows:

Lot Area: No minimum; Lot width: No Minimum; Lot Coverage: 60% maximum and an additional 5% for a porch attached to the front or side; No minimum front, rear, or side lot line setbacks; 42-foot maximum building height; and No minimum floor area. A Table that compares the proposed R-U Districts dimensional requirements to similar districts in Missoula, Bozeman, and Billings has been provided in the appendix.

The residential uses of the proposed R-U District are the same as the City of Helena's current R-1 and R-2 (Residential) Districts with the exception of multi-dwelling unit uses. As proposed the, multi-dwelling unit use is not permitted in the R-U District, and requires a Conditional Use Permit in the R-1 and R-2 Districts. The non-commercial uses proposed for the R-U District exactly match the uses that are either permitted, conditionally permitted, or not permitted in the current R-O and R-4 Districts.

Based on the comparison table of current uses listed below, there would be little change if any that the proposed zone R-U District would have on the current uses allowed in the current zoning designations throughout the City. Since the district is intended to support a mixed low density residential and compatible commercial uses, it could help support new development, infill and redevelopment, and may be used as a transitional buffer between current residential and commercial districts. Therefore, the proposed R-U District appears to be consistent with the character of the district and its suitability for particular uses.

The following are the proposed revisions to City Code needed to establish the R-U District: (The proposed new language is underlined, and any the language to be deleted is shown with strike-through).

Intent of R-U District:

The R-U (Residential Urban) Districts provide for a single and two dwelling unit developments, and a compatible mix of professional and business offices and associated service uses.

Sign Uses for Specified Districts Section in Section 11-23-10 of City Code:

R-O, R-U and PLI Districts:

- A. Only freestanding, awning, wall, or marquee signs conforming to subsection 11-23-8M of this chapter, lighted or unlighted, are permitted. Each principal building will be permitted an aggregate sign area not to exceed forty (40) square feet in the R-O and R-U districts and one hundred (100) square feet in the PLI district. Freestanding signs shall not exceed eighteen feet (18') in height. Signs in these districts may advertise only the name, address and services offered by professionals and services allowed.
- B. Directional signs as referenced in subsection 11-23-8J of this chapter.
- C. Temporary signs as provided for in subsection 11-23-9C of this chapter.

Land Use Table Amendments:

11-2-3: LAND USE TABLE FOR ZONING DISTRICTS:

Use	OSR	<u>RU</u>	R-1/R-2	R-3	R-4/R-O	B-1	B-2	B-3	CLM	M-I	PLI	Airport	Supplemental Requirements
RESIDENTIAL USES:													
Boarding/rooming house, 1-3 residents	P	<u>P</u>	P	P	P	P	P	P	P	P	NP	NP	B-2, B-3, CLM and M-I districts, see subsection 11-2-5C of this chapter
Boarding/rooming house, 4-20 residents	NP	<u>NP</u>	NP	NP	P	P	P	P	P	P	NP	NP	B-2, B-3, CLM and M-I districts, see subsection 11-2-5C of this chapter
Community residential facility, type I, 1-12 residents	P	<u>P</u>	P	P	P	P	P	P	CUP	NP	NP	NP	
Community residential facility, type II, 13 or more residents	NP	<u>CUP</u>	CUP	CUP	P	P	P	P	CUP	NP	P	NP	

Mobile home park	NP	CUP	CUP	CU P	P	CU P	CU P	NP	NP	NP	NP	NP	See chapter 7 of this title
Residence, single-dwelling unit	P	P	P	P	P	P	P	P	P	P	NP	NP	B-2, B-3, CLM and M-I districts, see subsection 11-2-5C of this chapter
Residence, two-dwelling units	CUP	P	P	P	P	P	P	P	P	NP	NP	NP	B-2, B-3 and CLM districts, see subsection 11-2-5C of this chapter RU District, Stand-alone single or duplex structures
Residence, multiple-dwelling units (3 or more units)	NP	NP	CUP	P	P	P	P	P	CUP	NP	NP	NP	
NONRESIDENTIAL USES:													
Agricultural Uses:													
Horticulture	P	P	P	P	P	P	P	P	P	P	P	P	
Community Services/Uses:													
Administrative government agency	NP	P	NP	NP	P	P	P	P	P	NP	P	P	
Animal shelter	NP	NP	NP	NP	NP	NP	CU P	NP	CUP	CU P	P	NP	
Community center	NP	NP	NP	NP	NP	P	P	P	P	NP	P	NP	
Community cultural facility	NP	CUP	CUP	CU P	CU P	P	P	P	NP	NP	P	P	
Correctional facility	NP	NP	NP	NP	NP	NP	NP	NP	CUP	CU P	CU P	NP	
Prerelease center	NP	NP	NP	NP	NP	CU P	CU P	CU P	CUP	NP	CU P	NP	
Public safety facility	CUP	CUP	CUP	CU P	CU P	P	P	P	P	P	P	P	

Worship facility	NP	<u>P</u>	CUP	CU P	P	P	P	P	P	NP	P	NP	
Education:													
Higher education	NP	<u>CUP</u>	CUP	CU P	CU P	CU P	CU P	CU P	P	NP	P	NP	
Instructional facility	NP	<u>P</u>	NP	NP	P	P	P	P	P	P	P	P	
K-12	NP	<u>CUP</u>	CUP	CU P	CU P	CU P	CU P	CU P	CUP	NP	P	NP	
Food And Beverage Sales:													
Casino	NP	<u>NP</u>	NP	NP	NP	NP	CU P	CU P	CUP	NP	NP	NP	See chapter 40 of this title.
Restaurant	NP	<u>P</u>	NP	NP	P	P	P	P	CUP	NP	NP	P/CUP	Airport district, see subsection 11-2-5E2 of this chapter
Restaurant, drive-in	NP	<u>NP</u>	NP	NP	NP	NP	P	P	NP	NP	NP	NP	
Specialized food production	NP	<u>NP</u>	NP	NP	NP	P	P	P	P	P	NP	NP	
Tavern	NP	<u>NP</u>	NP	NP	NP	NP	P	P	CUP	NP	NP	P/CUP	Airport district, see subsection 11-2-5E2 of this chapter; PLI district, see subsection 11-2-5D of this chapter
Healthcare:													
Healthcare center	NP	<u>P</u>	NP	NP	P	P	P	P	NP	NP	NP	NP	
Healthcare facility	NP	<u>CUP</u>	NP	NP	CU P	CU P	P	P	NP	NP	P	NP	
Industrial/Manufacturing:													
Contractor yard	NP	<u>NP</u>	NP	NP	NP	NP	CU P	NP	P	P	NP	NP	
Industrial, heavy	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	CUP	P	NP	NP	

Industrial, light	NP	<u>NP</u>	NP	NP	NP	CU P	CU P	CU P	P	P	NP	P	
Industrial park	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	CUP	P	NP	NP	
Junkyard	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	CUP	P	NP	NP	
Motor vehicle wrecking facility	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	CU P	NP	NP	
Overnight Accommodations:													
Bed and breakfast	CUP	<u>CUP</u>	CUP	CU P	CU P	P	P	P	NP	NP	NP	NP	
Campground/RV park	NP	<u>NP</u>	NP	NP	NP	NP	CU P	NP	CUP	NP	NP	NP	
Country inn	NP	<u>CUP</u>	NP	CU P	CU P	P	P	P	NP	NP	NP	NP	
Emergency shelter	NP	<u>CUP</u>	NP	NP	CU P	CU P	CU P	CU P	CUP	NP	CU P	NP	
Hotel/motel	NP	<u>NP</u>	NP	NP	NP	CU P	P	P	NP	NP	NP	CUP	
Recreation, Indoor:													
Indoor entertainment, sports and recreation	NP	<u>CUP</u>	NP	NP	CU P	P	P	P	P	P	NP	CUP	
Recreation, Outdoor:													
Open space	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	
Outdoor entertainment, sports and recreation	NP	<u>NP</u>	NP	NP	NP	NP	CU P	CU P	CUP	CU P	P	CUP	
Parks/playgrounds	P	<u>P</u>	P	P	P	P	P	P	P	NP	P	CUP	
Rental And Repair:													
General repair	NP	<u>CUP</u>	NP	CU P	CU P	P	P	P	P	P	NP	NP	R-3, R-O and B-1 districts, see subsection 11-2-5F of this chapter

Large equipment rental	NP	<u>NP</u>	NP	NP	NP	NP	P	NP	P	P	NP	NP	
Small equipment rental	NP	<u>NP</u>	NP	NP	NP	P	P	NP	P	P	NP	NP	
<u>Sales:</u>													
Agriculture supply sales	NP	<u>NP</u>	NP	NP	NP	NP	P	NP	P	P	NP	NP	
Auction sales	NP	<u>NP</u>	NP	NP	NP	P	P	P	P	NP	NP	NP	B-1 district, see subsection 11-2-5B of this chapter
Construction material sales	NP	<u>NP</u>	NP	NP	NP	NP	P	NP	P	P	NP	NP	
General retail sales	NP	<u>NP</u>	NP	NP	NP	P	P	P	P	NP	NP	NP	B-1 district, see subsection 11-2-5B of this chapter
Manufactured housing sales	NP	<u>NP</u>	NP	NP	NP	NP	P	NP	P	P	NP	NP	
Sexually oriented business	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	CUP	NP	NP	NP	
Shopping center	NP	<u>NP</u>	NP	NP	NP	NP	CU P	CU P	CUP	NP	NP	NP	
<u>Services:</u>													
Administrative services	NP	<u>P</u>	NP	NP	P	P	P	P	P	NP	NP	P	
Artisan shop	NP	<u>CUP</u>	NP	CU P	CU P	P	P	P	P	P	NP	NP	
Commercial kennel	NP	<u>NP</u>	NP	NP	NP	CU P	CU P	CU P	P	P	NP	NP	
Crematorium	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Daycare, adult (up to 12)	P	<u>P</u>	P	P	P	P	P	P	CUP	NP	P	NP	
Daycare center (13 or more children)	NP	<u>CUP</u>	CUP	CU P	CU P	P	P	P	CUP	NP	P	CUP	See chapter 38 of this title
Daycare, family	P	<u>P</u>	P	P	P	P	P	P	CUP	NP	NP	NP	

Daycare, group	P	<u>P</u>	P	P	P	P	P	P	CUP	NP	NP	NP	
Financial services	NP	<u>CUP</u>	NP	NP	CUP	P	P	P	NP	NP	NP	NP	
Funeral home	NP	<u>NP</u>	NP	NP	NP	P	P	P	P	P	NP	NP	
General/professional services	NP	<u>P</u>	NP	CUP	P	P	P	P	P	NP	NP	NP	
Veterinary clinic, large animals	NP	<u>NP</u>	NP	NP	NP	NP	CUP	NP	P	P	NP	NP	
Veterinary clinic, small animals	NP	<u>NP</u>	NP	NP	NP	P	P	P	P	P	NP	NP	
<u>Storage:</u>													
Agricultural commodity storage facility	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Fuel tank farm	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	CUP	CUP	NP	P	
Ministorage facility	NP	<u>NP</u>	NP	NP	NP	NP	CUP	CUP	P	P	NP	NP	
Warehouse	NP	<u>NP</u>	NP	NP	NP	NP	CUP	NP	P	P	NP	NP	
<u>Temporary Uses By District:</u>													
Carnivals and circuses	NP	<u>NP</u>	NP	NP	NP	NP	P	P	P	P	P	NP	
Itinerant outdoor sales with business license	NP	<u>NP</u>	NP	NP	NP	P	P	P	P	NP	NP	NP	
On site construction office	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	
Outdoor concerts and theatrical performances	P	<u>NP</u>	NP	NP	NP	P	P	P	P	P	P	P	
<u>Transportation:</u>													
Airport	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	Airport district, see subsection 11-2-5E of this chapter

Bus terminal	NP	<u>NP</u>	NP	NP	NP	CU P	P	P	P	NP	CU P	NP	
Freight terminal	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	P	P	NP	P	
Parking lot	NP	<u>CUP</u>	CUP	CU P	CU P	P	P	P	P	P	P	P	See chapter 22 of this title
Parking structure	NP	<u>NP</u>	NP	NP	NP	CU P	CU P	CU P	P	P	P	P	
Railroad yard	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Utilities:													
Composting	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Recycling	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Utility, distributed power	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	
Utility, major	NP	<u>NP</u>	NP	NP	NP	NP	NP	NP	NP	P	P	NP	See subsection 11-2-5G of this chapter
Utility, minor	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	See subsection 11-2-5G of this chapter
Vehicle Trade And Service:													
Vehicle fuel sales	NP	<u>NP</u>	NP	NP	NP	NP	P	NP	P	NP	NP	NP	Airport district, see subsection 11- 2-5E of this chapter
Vehicle repair	NP	<u>NP</u>	NP	NP	NP	NP	CU P	NP	P	P	NP	NP	
Vehicle sales and rental	NP	<u>NP</u>	NP	NP	NP	NP	P	NP	P	NP	NP	P	Airport district, see subsection 11- 2-5E of this chapter
Vehicle services	NP	<u>NP</u>	NP	NP	NP	NP	P	NP	P	P	NP	NP	

P =	The use is permitted in the district by right, consistent with applicable development standards.
CUP =	The use is allowed in the district through the conditional use process.
NP =	The use is not permitted in the district.

11-4-2 (E) LOT REQUIREMENTS BY ZONING DISTRICT

	OSR (Open Space/ Residential)	RU (Residential Urban)	R-1/R-2 (Residential)	R-3 (Residential)	R-4/R-O (Residential- Office)
Lot area	1-3 acres; no more than 1 DU per acre for cluster development. See section 11-2-5 of this title	<u>No minimum</u>	No minimum	For multiple DUs 2,000 square feet per DU For single DUs or nonresidential no minimum	For multiple DUs 1,200 square feet per DU For single DUs or nonresidential no minimum
Lot width	No minimum	<u>No minimum</u>	No minimum	No minimum	No minimum
Lot coverage	No maximum	<u>60 percent maximum</u> <u>Additional 5 percent for porch attached to front or side</u>	30 percent maximum Additional 5 percent for porch	40 percent maximum Additional 5 percent for porch	60 percent maximum
Front lot line setback	25 feet from right of way	<u>0 foot minimum</u>	10 foot minimum	10 foot minimum	10 foot minimum
Rear lot line setback	No minimum except 25 feet from right of way	<u>0 foot minimum</u>	10 foot minimum	10 foot minimum	10 foot minimum
Side lot line setback	No minimum except 25 feet from right of way	<u>0 foot minimum</u>	8 foot minimum	6 foot minimum for each side yard	6 foot minimum
Height	24 foot maximum	<u>42 foot maximum</u>	24 foot maximum	24 foot maximum	36 foot maximum
Minimum floor area	No minimum	<u>No minimum</u>	No minimum	No minimum	No minimum

	B-1 (Neighborhood Business)	B-2 (General Commercial)	B-3 (Central Business)	CLM (Commercial- Light Manufacturing)
Lot area	For multiple DUs 1,000 square feet per DU No minimum for single DUs or nonresidential	No minimum	No minimum	No minimum
Lot width	No minimum	No minimum	No minimum	No minimum
Lot coverage	Residential uses, 60 percent maximum No maximum for nonresidential uses	No maximum	No maximum	No maximum
Front lot line setback	No minimum	No minimum	No minimum	15 foot minimum
Rear lot line setback	15 foot minimum	No minimum unless abutting residential zone, then 15 foot minimum	No minimum	No minimum unless abutting residential zone, then 15 foot minimum
Side lot line setback	6 foot minimum	No minimum unless abutting residential zone, then 10 foot minimum	No minimum	No minimum unless abutting residential zone, then 15 foot minimum
Height	36 foot maximum	42 foot maximum	70 foot maximum	60 foot maximum
	M-I (Manufacturing And Industrial)	PLI (Public Lands And Institutions)	Airport	
Lot area	No minimum	No minimum	No minimum	No minimum
Lot width	No minimum	No minimum	No minimum	No minimum
Lot coverage	No maximum	No maximum	No maximum	No maximum
Front lot line setback	15 foot minimum	No minimum	No minimum	No minimum
Rear lot line setback	No minimum unless abutting residential zone, then 15 foot minimum	No minimum unless abutting residential zone, then 15 foot minimum	No minimum	No minimum

Side lot line setback	No minimum unless abutting residential zone, then 15 foot minimum	No minimum unless abutting residential zone, then 15 foot minimum	No minimum
Height	60 foot maximum	60 foot maximum	See chapter 35, "Airport Zoning Regulations", of this title

Public Comment

As of Wednesday, June 08, 2016, no public comment had been received about this proposal.

CONCLUSION

The proposed adoption of an Ordinance amending Title 11, Chapters 2, 4, and 23 of City Code to establish regulations for the proposed R-U (Residential-Urban) District is consistent with the 2011 Growth Policy and the Montana Zoning Criteria.

APPENDIX

2011 HELENA GROWTH POLICY

The following goals and objectives of the 2011 Helena Growth Policy support the proposed ordinance amendments to establish the proposed R-U District:

Housing: *Support infill development of additional housing that harmonizes with the character of existing neighborhoods.*

- *Encourage the development of housing located in proximity to physical, technological, social, and economic infrastructure.*
- *Develop and preserve housing to minimize impacts on natural resources and the physical environment and to maximize social resources while meeting emerging needs.*

Economic: *Promote and sustain economic vitality while maintaining and enhancing the quality of human and natural environments.*

- *Support efforts to encourage the creation and expansion of small business and help reduce the rate of failure.*
- *Facilitate the permitting process while maintaining the public interest.*
- *Review City zoning requirements to identify and remove unnecessary impediments to commercial and industrial development, while protecting established areas with the appropriate standards and promoting the interests of the greater community.*

Public Facilities and Services: *Protect public health and ensure public safety.*

Land Use: *Protect and enhance the natural environment; protect cultural and historical assets; preserve and enhance community aesthetics; protect established neighborhoods and address compatibility of uses; and promote efficient use of community infrastructure, services, transportation networks, energy and resources.*

- *Provide opportunities for mixed-use development and reduce the need for automobiles, encourage walking, and save energy through infill development.*
- *Minimize functional and visual impacts of ...non-residential development on existing residential neighborhoods.*

Uses for Traffic Analysis

- Zoning Districts under 3 acres use Medium Intensity for 100% of the developable area
- If use requires a CUP, traffic generation for the specific use should be used
- Applicant can submit another calculation proposal but must include explanation for alternate method

R-4/R-O Residential Office					Example 5 acre (217,800 sf) parcel
Provide for a compatible mix of higher density residential development with professional and business offices and associated service uses.	High	Restaurant	Restaurant ITE #931 89.95/1,000 sf gfa	10%	217,800sf X 10% =21,780sf X 60% max lot coverage = 13,068 gfa divided by 1,000 =13.068 X 89.95= 1,176 trips
	Medium	Residential multiple dwelling units (One unit per every 1,200 sf of lot area per City Code)	ITE #220 6.65 /unit	50%	217,800sf X 50% = 108,900sf divided by 1,200 = 90.75mdu X 6.65= 605 trips
	Low	Single Family – 1 per lot Estimate- 5,000sf lot	ITE #210 9.52 / unit	40%	217,800sf X 40% =87,120sf divided by 5,000 = 17.4 X 9.52 = 166 trips
					1,176 + 605 +166 = 1,947 estimated vehicle trips (maximum build out –60% lot coverage as a restaurant =130,680 gfa divided by 1,000 X 89.95= 11,755 trips)

<i>Zoning District Intent</i>	<i>Intensity</i>	<i>Use</i>	<i>Traffic generation # weekday vehicle trips/per ITE</i>	<i>Percent of traffic generation mix for TIS</i>	<i>How to calculate (always round up)</i>
R-U Residential-Urban					Example 5 acre (217,800 sf) parcel
The R-U (Residential Urban) Districts provide for a single and two dwelling unit development and a compatible mix of professional and business offices and associated service uses.	High	Restaurant	Restaurant ITE #931 89.95/1,000 sf gfa	10%	217,800sf X 10% =21,780sf X 60% max lot coverage = 13,068 gfa divided by 1,000 =13.068 X 89.95= 1,176 trips
	Medium	General/ professional services	ITE #710 11.03/1000 sf gfa	50%	217,800sf X 50% = 108,900sf X 60% max lot coverage = 65,340gfa divided by 1,000= 63.54 x 11.03= 701 trips
	Low	Single Family – 1 per lot Estimate- 5,000sf lot	ITE #210 9.52 / unit	40%	217,800sf X 40% =87,120sf divided by 5,000 = 17.4 X 9.52 = 166 trips
					1,176 + 701 +166 = 2,043 estimated vehicle trips (maximum build out –60% lot coverage as a restaurant =130,680 gfa divided by 1,000 X 89.95= 11,755 trips)