

Netarts Zoning Code Updates for Middle Housing

(Tables reflect minimum mandatory changes where required.)

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DEVELOPMENT STANDARDS OVERVIEW

- Netarts Zones allow for 1-4 units outright and conditionally, depending on residential zoning district. Updates allow for up to 4 units outright in all residential zones, 4 townhomes outright and cottage clusters up to 8 units outright.
- Consideration units required to be attached or detached. See existing code provisions.
- Minimum lot size and setback requirements do not have to change, and no reductions are proposed. Minimum lot width/depth requirements for new lots or parcels does not have to change.
- Recommend front yard defined by vehicular access location to ensure driveway location is adequate depth for off-street parking area.
- Building height must be adjusted from 24-feet to 25-feet; however, calculation method to determine height can be modified.
- Declaratory statement for residential development adjacent to resource zone still applies to properties adjacent to a resource zone.

DEVELOPMENT STANDARDS CONTINUED

- Additional land area per dwelling unit cannot be applied. Minimum lot width/depth requirements for new lots or parcels does not have to change.
- Recommendation that for 4 units minimum lot size be increased to 7,000 square feet in all residential zones.
- Recommendation that for 3 units minimum lot size be maintained or increased to 5,000 square feet in all residential zones.
- Recommend that lot coverage maximum be increased and calculation method be revised, and/or replace with floor area ratio requirements to ensure proportionality of building footprint and lot size.
- Small Lot Exception: Applies to one and two units but not three or more.
- Off-Street Parking Requirements still apply. Reduced to 1 parking space per dwelling unit when 2+ dwellings are being proposed.

NT-R2

1-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: No change
 - 5,000 Square Feet (Average Slope <20%)
 - 6,000 Square Feet (Average Slope >20%)
- Setback Requirements: Recommend NT-RMD Zone Application
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: No Change (2 Off-Street Parking Spaces)
- Land Division: TBD

NT-R2

2-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: No change
 - 5,000 Square Feet (Average Slope <20%)
 - 6,000 Square Feet (Average Slope >20%)
- Setback Requirements: Recommend NT-RMD Zone Application
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-R2

3-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: No change
 - 5,000 Square Feet (Average Slope <20%)
 - 6,000 Square Feet (Average Slope >20%)
- Setback Requirements: Recommend NT-RMD Zone Application
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-R2

4-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: 7,000 Square Feet
- Setback Requirements: Apply NT-RMD Standards
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-R2

Townhouse

- Uses: Up to Four Permitted Outright
- Density: Maximum of 4 attached units outright
- Minimum Lot Size: 7,000 Square Feet & 1,500 SF per townhouse
- Setback Requirements:
 - 20-Foot front yard setback if garage is required
 - 0-Foot side yard setback where structures are attached
 - No other changes to existing setback requirements
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-R2

Cottage Cluster

- Uses: Add cottage clusters as an outright permitted use
- Density: Allow at least 8 detached units outright
- Maximum Building Size:
 - 1-story, 900 SF maximum
 - 2-story, 900 SF max footprint with max total size < 901 to 1,800 SF
- Minimum Lot Size: 7,000 Square Feet
- Setbacks:
 - Property Line Perimeter at 10-Foot Setbacks
 - Can require up to 10-Feet of separation between cottages
- Building Height: One or two-story (24-Feet for cottages over 900 SF)
- Parking: Minimum 1 Off-Street Parking Space per Cottage
- Land Division: TBD

Consider standards that would retain a smaller scale for cottages relative to single-family dwellings, exploring maximums or average maximums of 900-1,400 SF, with flexibility for either a single or two-story configuration. Explore desired dwelling size within the community to inform the size standards, such as needs for smaller households, entry-level housing or older adults.

NT-RMD

1-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: No change
 - 5,000 Square Feet (Average Slope <20%)
 - 6,000 Square Feet (Average Slope >20%)
- Setback Requirements: No Change
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: No Change (2 Off-Street Parking Spaces)
- Land Division: TBD

NT-RMD

2-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: No change
 - 5,000 Square Feet (Average Slope <20%)
 - 6,000 Square Feet (Average Slope >20%)
- Setback Requirements: No Change
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-RMD

3-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: No change
 - 5,000 Square Feet (Average Slope <20%)
 - 6,000 Square Feet (Average Slope >20%)
- Setback Requirements: No Change
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-RMD

4-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: 7,000 Square Feet
- Setback Requirements: No Change
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-RMD

Townhouse

- Uses: Up to Four Permitted Outright
- Density: Maximum of 4 attached units outright
- Minimum Lot Size: 7,000 Square Feet & 1,500 SF per townhouse
- Setback Requirements:
 - 20-Foot front yard setback if garage is required
 - 0-Foot side yard setback where structures are attached
 - No other changes to existing setback requirements
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-RMD

Cottage Cluster

- Uses: Add cottage clusters as an outright permitted use
- Density: Allow at least 8 detached units outright
- Maximum Building Size:
 - 1-story, 900 SF maximum
 - 2-story, 900 SF max footprint with max total size < 901 to 1,800 SF
- Minimum Lot Size: 7,000 Square Feet
- Setbacks:
 - Property Line Perimeter at 10-Foot Setbacks
 - Can require up to 10-Feet of separation between cottages
- Building Height: One or two-story (24-Feet for cottages over 900 SF)
- Parking: Minimum 1 Off-Street Parking Space per Cottage
- Land Division: TBD

Consider standards that would retain a smaller scale for cottages relative to single-family dwellings, exploring maximums or average maximums of 900-1,400 SF, with flexibility for either a single or two-story configuration. Explore desired dwelling size within the community to inform the size standards, such as needs for smaller households, entry-level housing or older adults.

NT-R3

1-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: No change (3000 Square Feet)
- Setback Requirements: No change
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: No Change (2 Off-Street Parking Spaces)
- Land Division: TBD

NT-R3

2-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: No change (3000 Square Feet)
- Setback Requirements: No change
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-R3

3-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: 5000 Square Feet
- Setback Requirements: No change
- Lot Coverage: Increase 40% and/or apply Floor Area Ratio standard
 - Consider no lot coverage maximum if application of setbacks is adequate
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-R3

4-Dwelling Unit

- Use: Allowed Outright
- Minimum Lot Size: 7,000 Square Feet
- Setback Requirements: No change
- Lot Coverage: Increase 40% and apply Floor Area Ratio standard
- Building Height: 25-feet to 35-feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-R3

Townhouse

- Uses: Up to Four Permitted Outright
- Density: Maximum of 4 attached units outright
- Minimum Lot Size: 7,000 Square Feet & 1,500 SF per townhouse
- Setback Requirements:
 - 20-Foot front yard setback if garage is required
 - 0-Foot side yard setback where structures are attached
 - No other changes to existing setback requirements
- Building Height: 35-Feet (if garage required) or 25-Feet
- Parking: 1 Off-Street Parking Space per Unit
- Land Division: TBD

NT-R3

Cottage Cluster

- Uses: Add cottage clusters as an outright permitted use
- Density: Allow at least 8 detached units outright
- Maximum Building Size:
 - 1-story, 900 SF maximum
 - 2-story, 900 SF max footprint with max total size < 901 to 1,800 SF
- Minimum Lot Size: 7,000 Square Feet
- Setbacks:
 - Perimeter setback from all property lines to 10-Feet
 - Can require up to 10-Feet of separation between cottages
- Building Height: One or two-story (24-Feet for cottages over 900 SF)
- Parking: Minimum 1 Off-Street Parking Space per Cottage
- Land Division: TBD

Consider standards that would retain a smaller scale for cottages relative to single-family dwellings, exploring maximums or average maximums of 900-1,400 SF, with flexibility for either a single or two-story configuration. Explore desired dwelling size within the community to inform the size standards, such as needs for smaller households, entry-level housing or older adults.