

Residential Lot Coverage

UDC TEXT AMENDMENT

CASE NUMBER: PLN-15-00013

PREPARED BY: Brandon Cammarata

MEETING DATES: October 19, 2015 Planning Commission
November 16, 2015 Planning Commission
November 23, 2015 City Council

PLANNING COMMISSION UPDATE: The Cheyenne Planning Commission recommended approval by a unanimous vote of 5-0 at a Public Hearing on November 16, 2015

OVERVIEW

During the 2015 UDC Annual Review, the Planning Commission received a proposal to increase the maximum lot coverage allowed for some of the larger single family lots and twin home lots. Planning Commission included this proposal on the 2015 work plan. In review of this proposal Development Office Staff had discussions with numerous builders and drainage professionals. In addition this was a topic of discussion at the October 19, 2015 Planning Commission meeting where numerous developers and drainage professionals were made aware of the discussion.

LOT COVERAGE

Maximum lot coverage is an element of zoning standards and describes the maximum percentage of land in a developable lot that can be covered by buildings, structures and impermeable areas such as asphalt and concrete. For residential lots addressed in this proposal increasing maximum lot coverage impacts assumptions associated with stormwater management proposals. Maximum coverage can also be viewed as a reflection of public expectation associated with suburban single family development. Lot coverage for individual single family and twin-home proposals is reviewed and addressed at the building permit level of the development review process.

PROPOSAL

The proposal is to increase the maximum coverage of single family lots from 40% and 45% to 60% for lot sizes above 7,000 square feet up to 1/2 acre. The 60% lot coverage is the same lot coverage currently in place for single family lots as small as 5,000 square feet. In addition, "twin home" lots will also go from 40% and 45% to 60% for lots larger than 3,500 square feet.

The Single Family Lots being impacted are DD5 and DD6 and the twin home lots being impacted are SD1 and SD2, located in UDC 5.1.5.a & b.

POLICY CONSIDERATIONS

Increasing the maximum coverage allowance may have some impact on drainage analysis and ultimately the size of detention ponds required. Drainage professionals and developers have not expressed concern over this amendment. As mentioned previously this proposal was initiated by various home builders. From a visual stand point the amendment is not expected to have a major impact on how development looks.

RECOMMENDED MOTION

Move to approve Unified Development Code text amendment in accordance with UDC Section 1.1.6 and 2.4.1(b), amending section 5.1.5 for the purpose of increasing maximum total lot coverage allowed in some residential lot types.

TYPE DD5: DETACHED DWELLING / SUBURBAN LOT		
Lot Area (min.)		9,000 square feet
Lot Frontage (min.)		70'
Setbacks: Principal Building (min.)	Front	25'
	Side	7.5' 10' on street side corner lots
	Rear	20'
Setbacks: Accessory Building (min.)	Front	10' behind front building line
	Side	7.5' 25' on street side corner lots
	Rear	5'
Total Lot Coverage (max.)		40% 60%
Building Height (max.)	Principal	Up to 2.5 stories
	Accessory	Up to 2 stories but in no case higher than the principal building
Zoning Districts		Permitted: LR-1, LR-2, MR-1, NR-1

FIGURE 1 SAMPLE AMENDMENT FROM UDC 5.1.5.A & B THE AMENDMENT IMPACTS A TOTAL OF 4 LOT TYPES.