



Hall County Regional Planning Commission

**Wednesday, August 2, 2017
Regular Meeting**

Item 1

Proposed new zoning R-3SL (Residential-3 Small Lot)

Staff Contact: Chad Nabity

Agenda Item # 11

PLANNING DIRECTOR MEMO TO REGIONAL PLANNING

July 25, 2017

SUBJECT: Proposed changes regarding new R-3SL zoning district in Grand Island.

After the action items at the May 2017 Regional Planning Commission meeting, Amos Anson presented a concept for a smaller lot residential zoning district. At that time it was referred to as the R-5 Zoning District. The basic concept was to allow smaller lots, both in area and width, in the hopes of increasing the availability of affordable housing.

The minimum lot size in any of the residential districts is 50 foot of width at the mid-point between the front and rear property lines and 6000 square feet. This is the case in the R-2, R-3, R-4 and RO zoning districts. The density of housing permitted in those districts ranges from 1 dwelling unit per 6,000 square foot of lot area in the R-2 district to as many units as you can provide parking space for in the RO zoning district. The RO zoning district does not have a maximum density, so the ability to provide the required parking is the only limitation on the number of units allowed.

Attached is a modified R-3 Medium Density Zoning District, the R-3SL Medium Density Small Lot zoning district that staff is proposing for discussion to address the issues Mr. Anson brought up in his presentation at the May meeting.

The R-3SL as proposed would preserve the density of the R-3 zoning district at 1 dwelling unit per 3,000 square foot of lot space but would reduce the minimum width to 40 feet for single family detached or multifamily dwellings and to a width to 24 feet for townhomes (single-family attached dwellings). Likewise the minimum area for a single-family lot would be 4,000 square feet and 3,000 for a townhome lot. Off-street parking for residents and guests would also be a permitted use, allowing the developer to devote a lot for off-street parking within the subdivision. The setbacks for the R-3SL district would remain the same as the R-3 zoning district with two exceptions. The setback for side property lines for single-family attached would be reduced to 0 between attached units and increased from 5 feet to 10 feet between groups of attached units and the front yard setback for all types of units can be reduced to 10 feet if the developer provides access easements and parking at the back of each lot instead of driveways off the street in front of each lot. This would have to be decided at the time of platting and be included in the subdivision agreement.

This district may or may not be in demand in Grand Island, but these changes would offer more choices in the market. Hastings and Kearney both have provisions for townhome development within their regular residential zoning districts. Hastings allows 20-foot wide lots of 2,000 square feet and Kearney allows 25 foot wide lots of 3,000 square feet. Hastings also allows small lots with a minimum of width of 45 feet and area of 4,500 square feet.

The Grand Island Area Habitat for Humanity has purchased property that is currently zoned R-3 along Capital Avenue and these proposed changes would increase the number of lots available to them by about one-third.

The purpose of introducing these proposed changes to the Regional Planning Commission tonight is to open the public dialog on the proposals. We are inviting public comment from developers, home builders, property owners and other parties to comment on the proposed changes prior to bringing them forward for a public hearing.

_____ Chad Nabity AICP, Planning Director

§36-64. (R-3SL) Medium Density-Small Lot Residential Zone

Intent: To provide for residential uses at a maximum density of fourteen to fifteen dwelling units per acre with supporting community facilities. This zoning district is sometimes used as a transitional zone between lower density residential zones and higher density residential, office, business, or manufacturing zones. Specifically this zone is intended to provide market flexibility regarding lot size and housing configuration.

(A) Permitted Principal Uses: The following principal uses are permitted in the (R-3SL) Medium Density Small Lot Residential Zoning District.

- (1) Dwelling units
- (2) Truck, bush and tree farming, provided, there is no display or sale at retail of such products on the premises
- (3) Public parks and recreational areas
- (4) Country clubs as defined herein
- (5) Public, parochial and private schools having a curriculum equivalent to an elementary or higher educational level and colleges offering courses of general instruction, including convents, monasteries, dormitories and other related living structures when located on the same site as the college.
- (6) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature.
- (7) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and having a landscaped or masonry barrier on all sides. Buildings shall be of such exterior design as to harmonize with nearby properties.
- (8) Public and quasi-public buildings for cultural use
- (9) Railway right-of-way, but not including railway yards or facilities
- (10) Off street parking lots for residents and guests

(B) Conditional Uses: The following uses are subject to any conditions listed in this chapter and are subject to other conditions relating to the placement of said use on a specific tract of ground in the (R-3SL) Medium Density Small Lot Residential Zoning District as approved by City Council.

- (1) Dwelling units on lots with a minimum width of less than 50 feet.
- (2) Nonprofit community buildings and social welfare establishments other than those providing living accommodations
- (3) Driveways, parking lots, or buildings when directly associated with or accessory to a permitted principal use in an adjacent zone.
- (4) Preschools, nursery schools, day care centers, children's homes, and similar facilities
- (5) Towers
- (6) Off-street parking areas for schools and places of religious worship/instruction on lands adjacent to and within three hundred (300.0) feet of the principal building associated with the aforementioned uses.
- (7) All other Conditional Uses indicated as conditional within the Zoning Matrix [Attachment A hereto]

(C) Permitted Accessory Uses:

- (1) Customary home occupations
- (2) Buildings and uses accessory to the permitted principal use

(D) Space Limitations:

Uses			A	Minimum Setbacks					
				B	C	D	E		
	Minimum Parcel Area (feet)	Minimum Lot Area per Dwelling Unit	Minimum Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Street Side Yard (feet)	Maximum Ground Coverage	Maximum Building Height (feet)
Permitted Uses	4,000	3,000	40	20*	15	5	10	50%	35
Conditional Uses	4,000	3,000	40	20*	15	5	10	50%	35
Attached Single Family Dwelling Units	3000	3000	24	20*	15	10	10	50%	35

(E) Miscellaneous Provisions:

- (1) Supplementary regulations shall be complied with as defined herein
- (2) Only one principal building shall be permitted on one zoning lot except as otherwise provided herein.
- (3) Front yard setback may be reduced to 10 foot if paved access easements and parking (garage counts as parking) is provide at the back of each lot.
- (4) Sideyard setback for attached single family dwellings shall be reduced to 0 feet on all lots with contiguous attached units.