

MEMO

To: Chairman Whitehead & Zoning Code Rewrite Task Force

From: Dana Burkhardt, Interim Zoning Administrator

Date: October 16, 2013

RE: Residential Development Standards, Guidelines, & Diversity

The purpose of this agenda item is to discuss and provide direction on the proposed residential development standards, residential design guidelines, and housing diversity options. Staff has worked in conjunction with Task Force Member Cheney to develop a balanced recommendation for Task Force review and discussion. The attached spreadsheet compares the residential standards and design guidelines of nine peer communities in Arizona. As a result of this analysis, the standards and guidelines proposed for Maricopa are shown in the second column in red. The following significant residential policy issues previously discussed by the Task Force are as follows:

- 1) Discuss Single & Multi-family Districts and lot standards
- 2) Clarify intent of the PAD Zoning District
- 3) How to provide for housing diversity? Flexibility in applying the 10%/20% rule for lot size and related provisions can be available for larger projects; the Code should not mandate a lifestyle, but can enable opportunities for a diversity of lots and housing types.
- 4) Should Design Guidelines be included, as proposed, or with modifications to make them more general and also reflect differences in development types and the location of garages?
- 5) Should the Code include a Voluntary Affordable Housing Incentive Program, with a density bonus, as a way to encourage more diversity of housing? If so, should units have to be affordable for a set period of time?
- 6) Other Task Force Member topics?

Staff has included with this memo a sample of the peer community Single-Family design guidelines for reference. Please contact me if you have any questions or would like to further discuss prior to the meeting.

