



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment

Application No Z-TA-5-14: Amend Chapter 6, Sections 605, 606, 607, and 609 of the Zoning Ordinance to address lot coverage.

Staff recommendation: Staff recommends approval of Z-TA-5-14 as shown in Attachment A.

BACKGROUND/PURPOSE

The Planning Commission initiated this amendment on June 10, 2014, to modify the development standards for lot coverage in the RE-43, RE-24, R1-14, and RE-35 zoning districts. These districts are traditionally larger in size and located within established neighborhoods. Over the past several years, the City has seen an increase in the number of variance requests for lot coverage in these districts that are fairly restrictive on lot coverage. This proposed amendment would allow for the additional lot coverage without a public hearing process so long as the development meets certain requirements.

The Neighborhood Element of the General Plan promotes the maintenance of strong, healthy neighborhoods and preservation of neighborhood character through good design. Historically, the Phoenix housing market was geared toward single-story, ranch-style housing. Overtime lifestyles continue to evolve. Larger building footprints (i.e., additional rooms and bathrooms) have become more common place in the RE-43, RE-24, R1-14, and RE-35 zoning districts. Staff recognizes the need to address a development standard that no longer reflects the needs of our residents.

Staff researched variance requests for lot coverage in RE-43, RE-24, R1-14, and RE-35 zoning districts and there were 274 requests. Majority of those requests came from the RE-24 and R1-14 zoning districts which were common single-family zoning districts prior to 1981. A variance to deviate from a development standard is considered through the zoning adjustment hearing public process and takes about 8 weeks to complete.

Staff proposes an increase in lot coverage to 30 percent if all structures are less than 20-feet in height and one-story to allow a larger building footprint while maintaining neighborhood character. The proposed increase in lot coverage would not apply to properties with any or all structures that exceed 20-feet in height and one-story.

Neighborhoods often spend a great deal of time and resources working on solutions that are appropriate in neighborhood scale. Often times the requests are minimal and the design is limited to single-story in order to reflect the character of the neighborhood. Staff recognizes that a modification to the ordinance language is necessary to address consumer demand and eliminate conventional lot coverage requests.

CONCLUSION

The predominant features of ranch style single-family homes is single-story, large lot and limited lot coverage. Property owners are currently allowed to build a two-story home. The proposed amendment allows for additional lot coverage in exchange for a guarantee of maintaining the single-story appearance that is the predominant development characteristic of ranch style homes.

Staff recommends approval of the changes to the Zoning Ordinance as proposed in Attachment A.

Writer

Tricia Gomes
11/4/14

Attachments

A. Proposed Language

ATTACHMENT A
Text Amendment Z-TA-5-14 – Development Standards

Proposed Language:

Amend Chapter 6, Section 605 (Residential Estate RE-43 District—One-Family Residence) to read as follows:

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district.

5. The main building and all accessory buildings on a lot shall not occupy more than ~~twenty~~ 20-percent of the NET LOT ~~total area of the lot~~, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20-FEET AND ONE-STORY IN HEIGHT THEN A MAXIMUM OF 30-PERCENT LOT COVERAGE IS ALLOWED.
6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling shall be erected to a height of less than one story.

Amend Chapter 6, Section 606 (Residential Estate RE-24 District—One-Family Residence) to read as follows:

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district:

5. The main building and all accessory buildings on a lot shall not occupy more than ~~twenty-five~~ 25-percent of the NET LOT ~~total area of the lot~~, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20-FEET AND ONE-STORY IN HEIGHT THEN A MAXIMUM OF 30-PERCENT LOT COVERAGE IS ALLOWED.
6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling structure shall be erected to a height of less than one story.

Amend Chapter 6, Section 607 (Residential R1-14 District—One-Family Residence) to read as follows:

B. **Yard, height and area requirements.** Except as required by Section 710, the following yard, height, and area provisions shall be required for this district:

5. The main building and all accessory buildings on a lot shall not occupy more than ~~twenty-five~~ 25-percent of the NET LOT ~~total area of the lot~~, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20-FEET AND ONE-STORY IN HEIGHT THEN A MAXIMUM OF 30-PERCENT LOT COVERAGE IS ALLOWED.

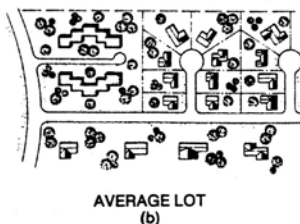
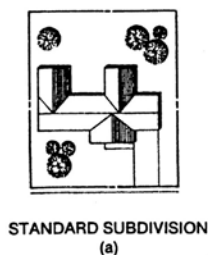
6. No building shall exceed the height of two stories, not to exceed thirty feet, and no dwelling structure shall be erected to a height of less than one story.

Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

- B. **District Regulations.** The following tables establish standards to be used for each district. Following are definitions of terms used in these standards:

11. **Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



RE-35 Development Option			
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
Minimum lot dimensions (width and depth)	150' width, 175' depth (Minimum area 35,000 sq. ft.)	100' width, 125' depth	None
Dwelling unit density (units/gross acre)	1.10	1.10	1.15; 1.32 with bonus
Perimeter standards	None	40' front or rear, 20' side	40' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line
Building setbacks	40' front, 40' rear, 20' side	25' front, 50' total front and rear	25' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30'
Lot coverage	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20-FEET AND ONE-STORY IN HEIGHT THEN A MAXIMUM OF 30-PERCENT LOT COVERAGE IS ALLOWED.	Primary structure, not including attached shade structures: 25% Total: 30%	Primary structure, not including attached shade structures: 25% Total: 30%
Common areas	None	None	Minimum 5% of gross area
Allowed uses	Single-family detached; foster	Single-family attached; plus (a)	Single-family attached; plus (a)

RE-35 Development Option			
Standards	(a) Subdivision	(b) Average Lot	(c) Planned Residential Development
	homes		
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway ⁽²⁾

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.
