



City of
Golden

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Memo

To: Planning Commission
From: Cory Miller, City Planner
Date: May 2, 2019
Re: Planning Commission R-2 Phase II Discussion Agenda

Purpose of Agenda Item

Commission will continue a discussion regarding the proposed zoning changes to the R-2 and R-3 zone districts. During the April study session, several topics were considered for the phase 1 ordinance that will be reviewed by Council at their June 13th public hearing. In addition, Commission identified other topics that they wished to revisit as part of a phase II approach that may result in additional zoning amendments. A summary of each of the proposed concepts is provided below with additional considerations for the May discussion. The results of the discussion will be used in drafting code language prior to approval and adoption in the same manner as phase 1.

Phase II Zoning Concepts

Rooftop / Inset Decks

As discussed in the March and April study sessions, regulations for roof top / inset decks are somewhat mixed amongst those residents polled in the February survey and the March community meeting. In the comments provided in the survey, it was determined that the neighborhood has no preference as to the side of the building these amenities occupy, nor do they have a preference on the design. There were however, some respondents that prefer “roof top” decks be eliminated completely. Staff revised their proposal to limit these amenities above 20'. Commission discussed whether this proposal is too restrictive.

Takeaways from the April Planning Commission Study Session:

- Privacy concerns are a bit deceptive regarding the height of these amenities. Commission considered the fact that bay windows allow for the same views that elevated decks provide.

- Inset decks, if permitted appropriately, can reduce bulk on the side of a building

When we last addressed this topic Commission was loosely in agreement that inset decks can/should be permitted at any height on the façade of a building. They were also in agreement that perhaps roof-top decks should be eliminated. Inset decks are generally less disruptive to the overall architectural design of a structure, whereas roof-top decks usually add elements that protrude from the building, such as pergolas, umbrellas and other elements that are visible above the roofline.

Examples:



Inset Deck



Inset Deck



Rooftop Deck above Max. Building Height

Allowable Encroachments into the Graduated Setback

Several structural elements of residential design can extend vertically and horizontally from the roofline of a structure. Staff requests that Commission consider whether certain features be allowed to project into the graduated setback (bulk plane restriction). Examples of these features may include:

- Chimneys
- Gutters
- Cornices
- Eaves
- Bay Windows
- Dormers
- Mechanical Equipment (e.g. vent pipes / solar)

For guidance in this area, Commission may wish to look at how such elements are handled within the context of required setbacks from the lot line. Section 18.28.200 (1)(d) states:

Cornices, canopies, eaves or similar architectural features may extend into a required setback not more than two feet, provided that all applicable building code requirements are met. Similar architectural features shall not include bay windows or any form of usable living area.

Similarly, the definition for building height in Chapter 18.04 creates exceptions for certain rooftop appurtenances:

Building height limitations of this title shall not apply to church spires, belfries, cupolas, chimneys, ventilators, skylights, parapet walls, roof mounted solar or photovoltaic panels, or cornices without windows provided that none of such features extend more

than five feet higher than the zone district height limit. Building height limitations of this title shall also not apply to antennas or necessary mechanical appurtenances usually carried above the roof level, provided that none of the above features extend more than ten feet higher than the zone district height limit.

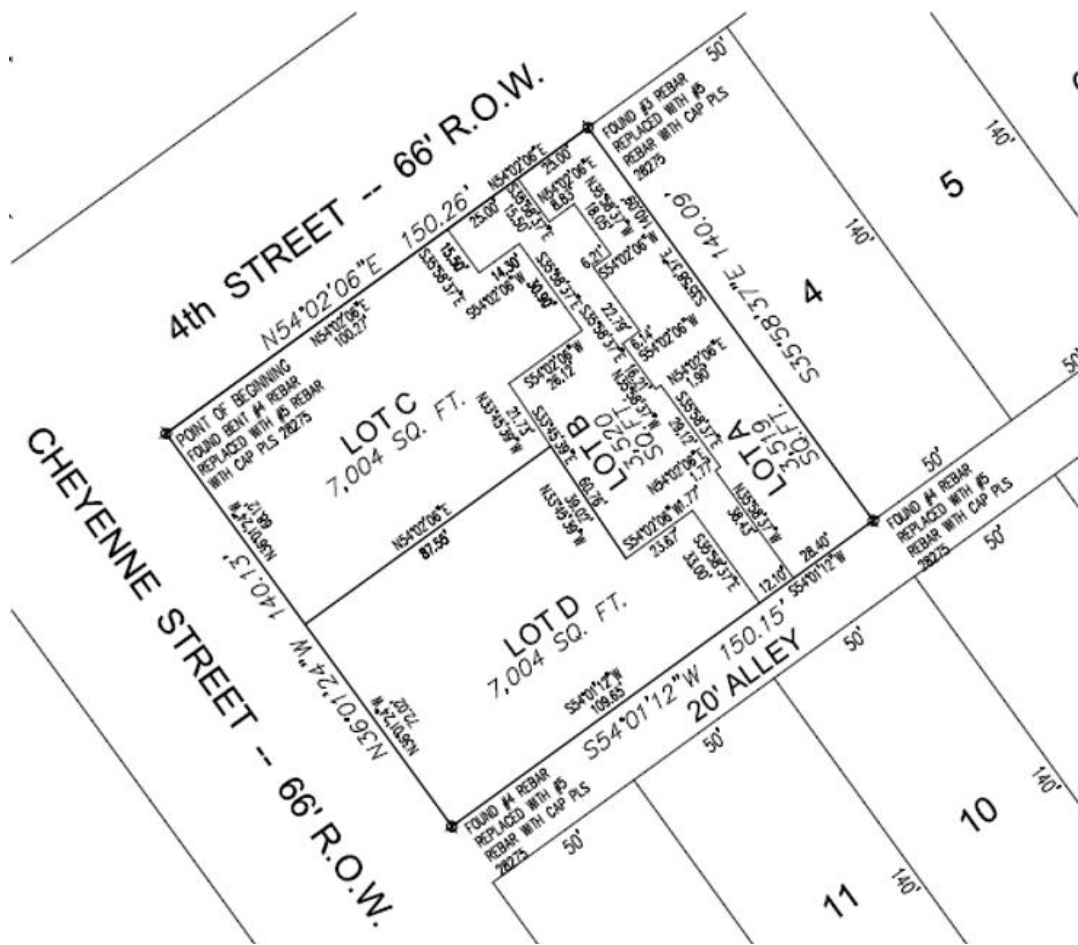
Lot assemblages / Lot splits

The proposed ordinance for phase 1 will require that two or more adjacent lots developing two family structures as one development, be required to follow the site plan process – triggering a review by Commission. In addition, multiple two-family structures under the same ownership shall also be required to follow the site plan process. These changes are in place to reduce the amount of applications attempting to develop a multi-household development through a series of two-family structures, which results in a similar impact on the neighborhood. These changes also ensure that development does not avoid the subdivision process when necessary for multi-family development.

Also, in the April study session, additional topics related to the subdivision process were discussed. Commissioners expressed a desire to revisit the lot assemblage and division topic as part of the phase 2 plan.

The following topics were covered during the April study session:

- Review the rules around administrative subdivisions and assemblages (Minor Lot Sub). Some commissioners felt this may strengthen the review process, such as adding language that prevents the use of irregular lot shapes and other strategies that are primarily employed to maximize the number of lots.
- Increase the amount of detail required on a plat submitted for approval. As an example, the City does not currently review easements prior to approving plats. Requiring addition detail on the plat document may ensure the following:
 - Adequate access to utilities upon lot division
 - Proper vehicular access upon lot division
- Such reforms of the subdivision process that would prevent lot configurations that eliminate the benefits of the phase 1 regulations, with the primary example being the Buscarello plat depicted below.



Preservation of existing homes (second story additions)

The graduated setbacks affect development of all residential projects in the R-2 zone district as well as two-family development in the R-3 district. This would also impact existing structures when a property owner wishes to create an addition. As we attempt to preserve character in the neighborhood, how do we apply the graduated setbacks on existing structures wishing to expand or redevelop? For instance, if a single-story development wants to add a second story, do we allow the graduated setback to be waived or reduced within the context of the code, or would the applicant need to go through a standard variance process?

Relaxing the standards may result in more of the historic character being preserved in the R-2 / R-3 neighborhoods and prevent all redevelopments resulting in scraped properties.

Considerations for the May 15th Study Session:

- How much of the original structure must be preserved?
- Are we considering design restrictions such as original materials, colors etc.

- Shall the graduated setback be relaxed up to a certain percentage of the overall structure's total area.

100% residential SUPs in the CMU Zone District

Shall 100% residential developments, which require a special use in the commercial mixed use zone districts, be required to follow the general zoning standards of the district, or should these developments follow regulations more in line with the new CMU zoning requirements?

Following the CMU zoning requirements may result in more green space, open space and neighborhood design compatibility not prescribed in commercial zone districts. The additional requirements for a residential SUP in CMU zoning are:

- (1) *The amount of open space required shall be equal to the standards for multiple household found in [chapter 18.40](#) of the Municipal Code, with the additional requirement that a minimum of 50 percent of this required open space be located at ground level.*
- (2) *Principal structures shall be required to have minimum side setbacks of ten feet, and minimum rear setbacks of ten feet.*
- (3) *The proposed architectural design shall be compatible with the surrounding neighborhood character. Consideration for approval shall include a written narrative describing the neighborhood compatibility of the proposed architecture. Accompanying visual examples shall demonstrate inspiration from architectural elements found in the area that illustrate the basis for the design approach. Elements such as use of materials, rooflines, cornice lines, color palettes, and window and door treatments may be used, and ideally found within a two-block radius.*

Application of Phase 1 Regulations across the rest of the R3 Zone District

Phase 1 of this process requires that all of the proposed zoning amendments be required on two-family structures in the R3 zone district. As part of the phase 2 process, shall these regulation also apply to all residential development in the R-3 zone district?

The R3 zone district is intended to offer denser residential development including boarding houses, group home facilities, and sorority and fraternity houses. With this in mind, should development be less restrictive to accommodate denser housing as a use by right?

- For example shall the maximum lot coverage be 60% opposed to 50%?
- Should there be a lot coverage maximum at all?
- Should the graduated setback be less restrictive? For example, perhaps we do not require a more restrictive bulk plane angel on properties with wider frontages.
- Front porches may not be necessary/appropriate in the R3 areas.

Conclusion and Next Steps

Staff will take the input provided during the study session and work to create code language for some combination of these options as necessary. The goal will be to present the additional code amendments to Commission, and later Council, for potential adoption this summer.