

RESIDENTIAL INTERFACE CODE

TOWN COUNCIL
DECEMBER 17, 2019

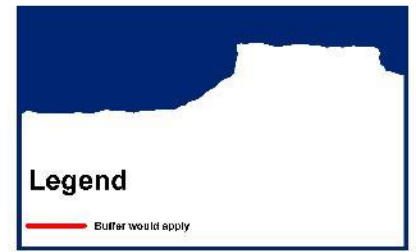


The goal of the code amendment is to mitigate the impacts between adjacent dissimilar residential property.

The proposed regulations:

- Provide protection to the public health, safety, and welfare
- Recognize that multi-family residential development can present massing and intensity impacts that are inconsistent with the massing and intensity of dissimilar single family development
- Establish buffer requirements between dissimilar residential developments that will maintain an appropriate transition between dissimilar uses

- Dissimilar residential property means properties where single family detached is adjacent to either (i) single family attached or multifamily or (ii) where single family attached is adjacent to multifamily.
- The code applies to properties that share a property line in whole or in part, or are separated by an open space parcel less than 50 feet in width. Properties separated by a minimum 50 foot road right-of-way or railroad right-of-way are not considered adjacent.
- The code does not apply to mixed-residential development, R-1, R-2, R-3, or properties located in the Downtown Overlay District.



The buffer must be 50 feet in width **as measured from the developed residential property line**, and designed to mitigate the visibility of adjacent dissimilar residential property by:

- Preserving, to the extent feasible, the natural topography, native vegetation, and scale of the adjacent dissimilar residential property
- Creating a visually attractive buffer with placement of walls, fences, berms and/or landscaping
- Designing the buffer with varied plant spacing, clustering, and height
- Using the buffer to mitigate the view of on-site elements from dissimilar residential property such as play structures, gazebo's, or trash enclosures
- Excluding buildings and parking lots

- When a dissimilar residential development is proposed on a property adjacent to existing residential development, 100% of the buffer shall be placed on the proposed residential development.
- Instances may arise where it is impractical to completely buffer an adjacent residential development. The code allows Council to wave one or more of the requirements if unusual or exceptional lot configuration, lot size, topography, native vegetation, or buildings on properties are impacted by the regulations.
- Staff spoke to representatives from the HBA to outline how the code provides a balance between homebuilding activities and continued residential investment, while maintaining the Council goal.

PLANNING COMMISSION DISCUSSION

- Should the code include a list of prohibited structures or uses in the buffer? *The buffer allows berms, walls and landscaping along with utility easements and related facilities, drainage facilities, retaining walls and required setbacks.*
- A clearer definition is needed for single family attached. *Single family attached means a residential unit defined in the building code as a two-family home. including ~~paired home, triplex, fourplex, or townhome.~~ Single family detached, means a residential unit defined in the building code as a one-family home.*
- Will adoption of the code result in unintended consequences that may impact construction of higher density projects in Town?

PLANNING COMMISSION FINDING

There was no public input at the Planning Commission public hearing. The Planning Commission found the proposed Residential Interface Code meets the Town Council goal to mitigate the impacts between dissimilar residential property.

RECOMMENDATION

The Planning Commission, by a vote of 4-0, recommended that Town Council adopt the residential interface code.

PROPOSED MOTION

“I move to adopt the Residential Interface Code Ordinance, First Reading, and direct staff to make recommended amendments for second reading.”

QUESTIONS AND DISCUSSION