

DUNDEE RIVERSIDE ZONING CODE

*Community Meeting #1
February 1, 2018*



Angelo
Planning
Group

TONIGHT'S MEETING

- Presentation:
 - Project Overview
 - Working Recommendations
- Q&A
- Feedback
 - Online survey
 - Paper survey
 - “Dot” voting

PROJECT OVERVIEW & BACKGROUND

- **Project Goal:** develop zoning regulations to implement the Riverside District Master Plan
- **Status:**
 - Riverside District Master Plan adopted 2011
 - Delayed zoning due to water system limitations (now mostly resolved)
 - Team drafted recommendations for zoning regulations (concepts, not details yet)
 - “Code Committee” weighed in and refined recommendations
 - Now seeking community input on working recommendations

PROJECT SCHEDULE

Task	Fall 2017	Winter 2018	Spring 2018	Summer 2018	Fall 2018
1: Project Kick-Off					
2: Review Existing Plans & Regulations; Preliminary Recommendations					
3: Code Drafting, Review & Refinement					
4: Adoption & Public Hearings					

We are here

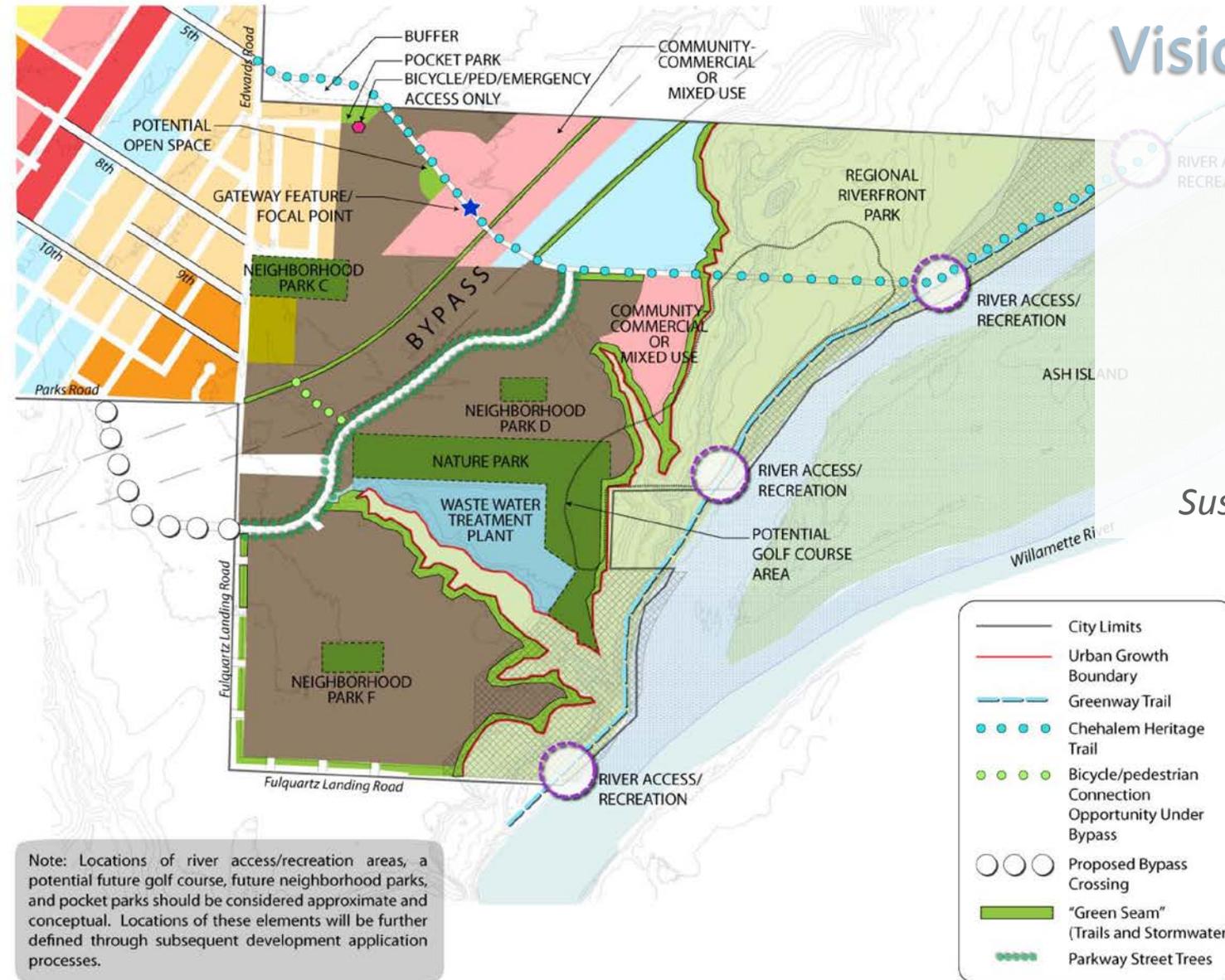
Get involved!

- Community Meetings & Online Outreach*
- Code Committee Meetings*
- Planning Commission / City Council Work Sessions or Hearings*

RIVERSIDE DISTRICT MASTER PLAN

Vision...

- Housing*
- Businesses*
- Tourism*
- Recreation*
- Neighborhood parks*
- Open space & natural resource protection*
- Streets & trails*
- Sustainable development*



Note: Locations of river access/recreation areas, a potential future golf course, future neighborhood parks, and pocket parks should be considered approximate and conceptual. Locations of these elements will be further defined through subsequent development application processes.

	R-1 Low Residential
	R-2 Medium Residential
	R-3 High Residential
	Riverside Residential (10 units/acre)
	C Community Commercial
	CBD Central Business District
	A Agriculture
	EFU Exclusive Farm Use
	LI Light Industrial
	P Public
	Parks
	Greenway Management Overlay Zone
	Flood Hazard Zone

WORKING RECOMMENDATIONS

OVERVIEW OF WORKING RECOMMENDATIONS

- Proposed regulations will apply only in the Riverside District – not to existing neighborhoods or businesses
- Working recommendations address:
 - Housing Targets and Housing Types
 - How to ensure the planned amount and type of housing is built
 - Residential Design Standards
 - Designing for safe, walkable neighborhoods
 - Commercial / Mixed Use and Industrial Area Uses
 - What type of businesses should be allowed?
 - Non-Residential Design Standards
 - How to match regulations to the vision and character for each area

OVERVIEW OF WORKING RECOMMENDATIONS

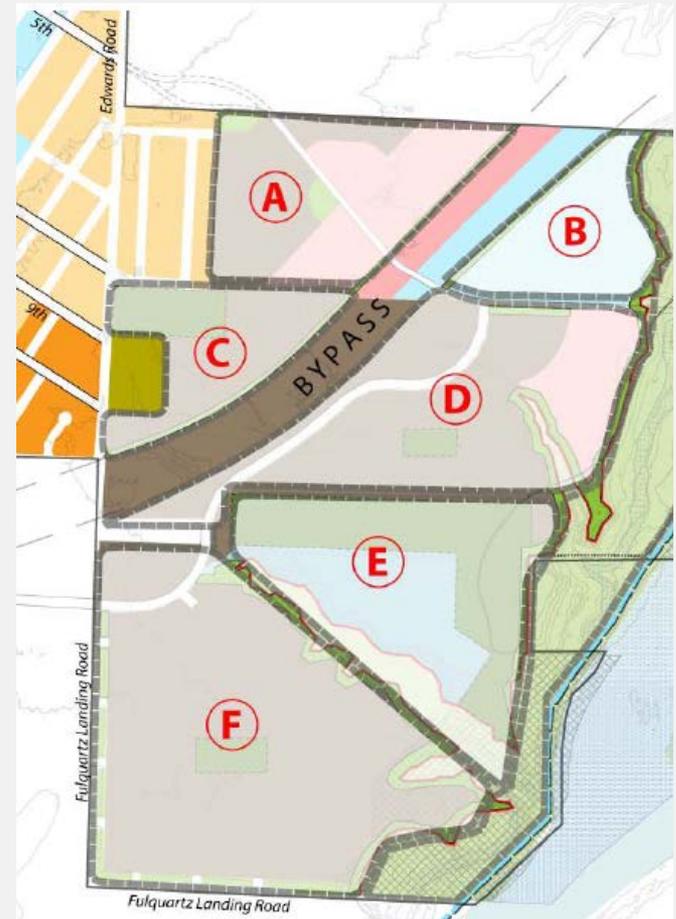
- Project will also address:
 - Process for Riverside District development applications and review
 - Strategies to build and pay for Riverside District streets, trails, neighborhood parks, and water and sewer infrastructure



HOUSING TARGETS & HOUSING TYPES: CONTEXT

Plan sets targets for new housing in each future residential area of the Riverside District to:

- Ensure efficient use of residential land
- Help pay for needed infrastructure
- Support existing and new local businesses
- Align with infrastructure analysis



HOUSING TARGETS & HOUSING TYPES: CONTEXT

Plan encourages a mix of housing (single-family homes, duplexes, townhomes, and apartments or condos) so different kinds of households and people with different income levels can live in the Riverside District



HOUSING TARGETS & HOUSING TYPES: WORKING RECOMMENDATIONS

- Provide some flexibility to meet housing targets*
 - Minimum: as low as 20% below target
 - Maximum: as high as 10% above target when apartments, duplexes, townhomes, etc. are included
- Require at least one type of housing other than standard single-family homes (e.g. duplexes, townhomes, apartments, etc.) in each subarea

** Accessory dwelling units (“granny flats”) will be allowed with single family homes, and do not count in housing targets.*



RESIDENTIAL DESIGN STANDARDS: CONTEXT

- Entrances and windows that allow “eyes on the street” (ability to see from the home out to the street) have been shown to discourage crime
- Design variety is important in large developments so that adjacent homes are not identical



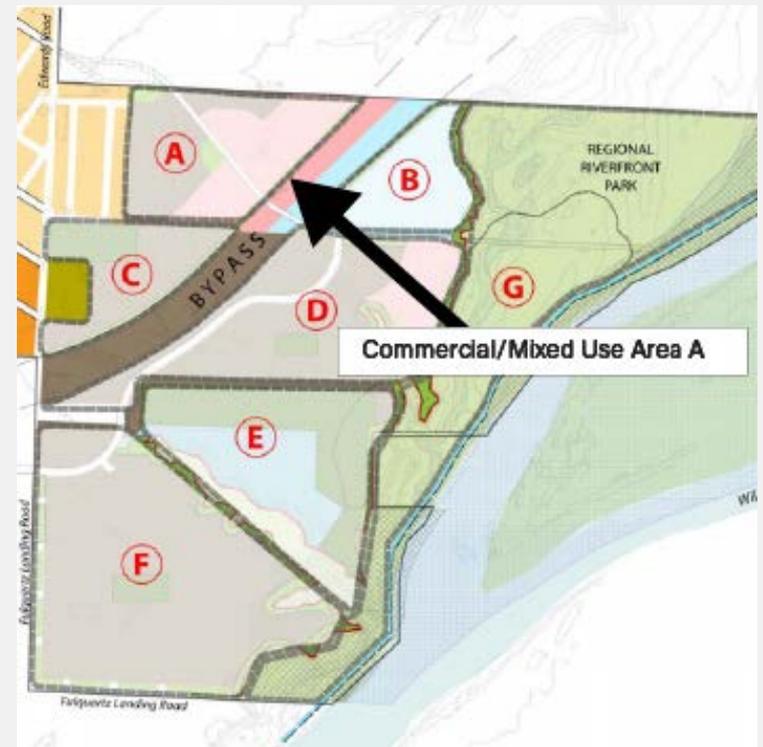
RESIDENTIAL DESIGN STANDARDS: WORKING RECOMMENDATIONS

- Establish simple, clear and objective residential design standards that require:
 - windows and doors facing the street;
 - features like gables, porches, or setbacks to avoid a completely flat wall on the front; and
 - variation in the front face of homes on a block so that houses are not identical to those next to them.



COMMERCIAL / MIXED USE SUBAREA A: CONTEXT

- Vision:
 - smaller-scale neighborhood commercial uses
 - a variety of retail, service and office uses
 - no drive-through facilities
 - “village scale”
 - mixed use development, with residential above or next to commercial uses



COMMERCIAL / MIXED USE SUBAREA A: WHAT WOULD BE ALLOWED

Daycare / preschool



Small-scale brewery, winery or distillery



Apartments & condos



Parks



Salons, barbers, etc.



Restaurants, bars, coffee shops, etc.



Assisted living facilities



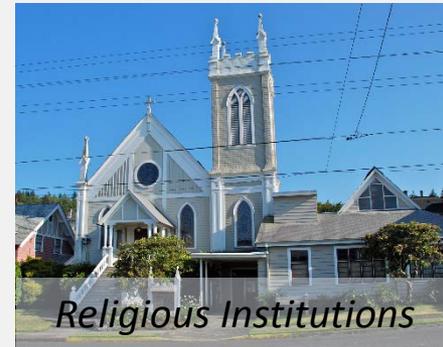
Community Buildings



Professional Offices



Religious Institutions



Art galleries & studios



Retail



Banks



Schools

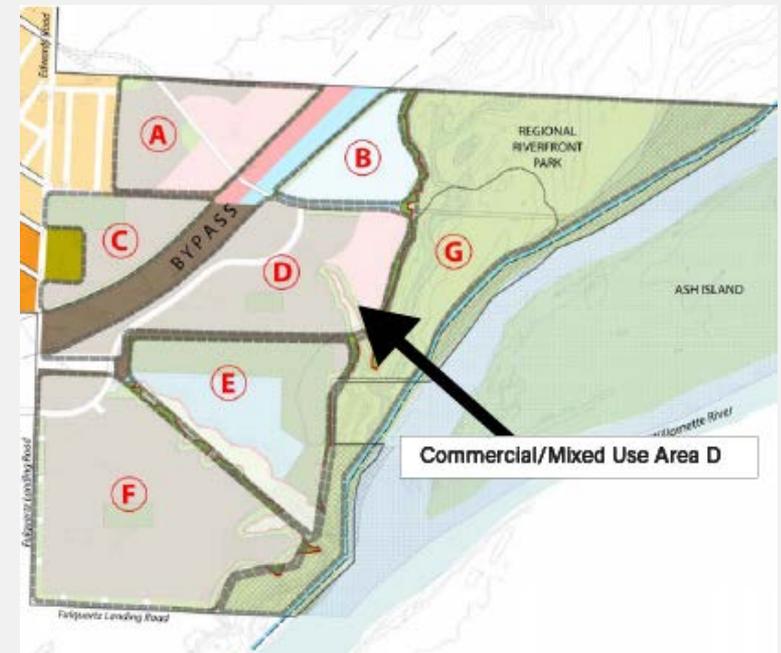


Hotels & motels



COMMERCIAL / MIXED USE SUBAREA D: CONTEXT

- Vision:
 - lodging, restaurants and recreation related uses
 - potentially a golf course and club house
 - synergy with tourist, open space and recreational uses



COMMERCIAL / MIXED USE SUBAREA D: WHAT WOULD BE ALLOWED

*Restaurants, bars,
coffee shops, etc.*



*Small-scale
winery /
brewery /
distillery*



*Driving range, golf course, or
mini-golf*



Parks



Community Buildings



Banks

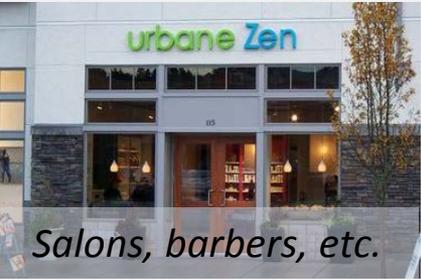
Retail



Assisted living facilities

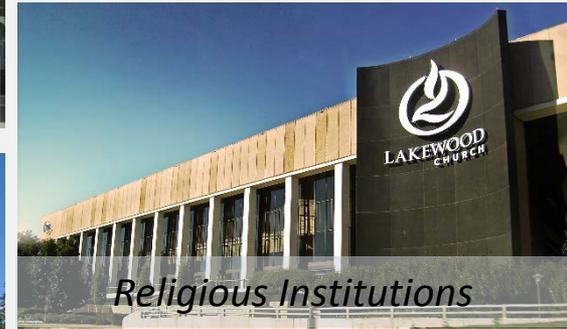


Salons, barbers, etc.



*Art galleries &
studios*

Religious Institutions



Apartments & condos



Hotels & motels



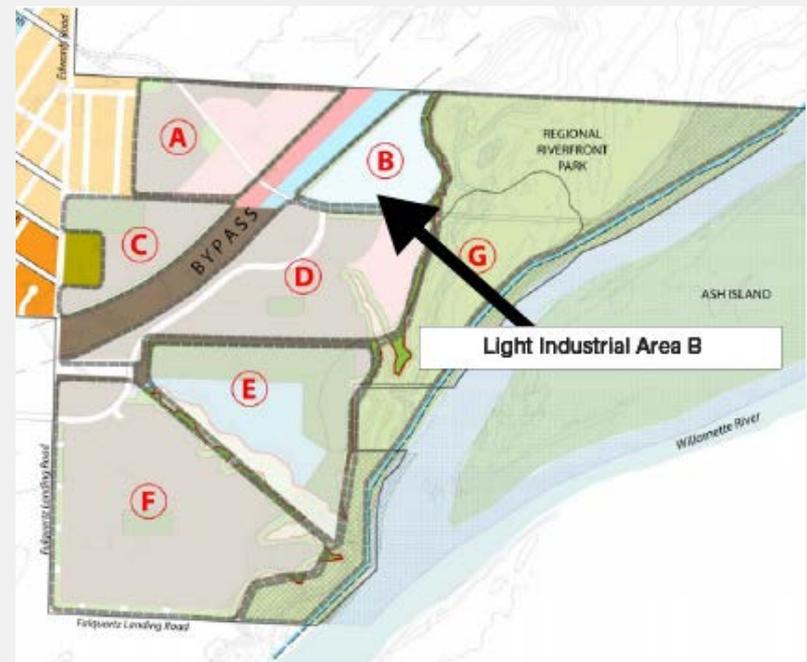
Theaters, concert venues



LIGHT INDUSTRIAL SUBAREA B: CONTEXT

■ Vision:

- food and beverage production and sales (including wine production and tasting facilities)
- indoor and outdoor event space
- eating and drinking facilities
- synergy with tourism, open space and recreational uses



LIGHT INDUSTRIAL SUBAREA B: WHAT WOULD BE ALLOWED



NON-RESIDENTIAL DESIGN STANDARDS: CONTEXT

- Existing commercial design standards require features that make new buildings pedestrian-friendly, like:
 - ground-floor windows
 - buildings close to the street
 - avoiding blank walls
- Existing industrial design standards have limited requirements for materials, building entrances, landscaping and screening.



NON-RESIDENTIAL DESIGN STANDARDS: WORKING RECOMMENDATIONS

- Subarea A commercial / mixed use - basic pedestrian-friendly design standards
- Subarea D commercial / mixed use - strong design standards for very pedestrian-oriented development
- Subarea B light industrial – pedestrian-friendly design required along key streets and along the river edge; functional / industrial design allowed on the interior

TELL US WHAT YOU THINK!

- Use sticky dots to “vote” on which uses are appropriate in each area
- Take the online survey
- Fill out the paper survey form