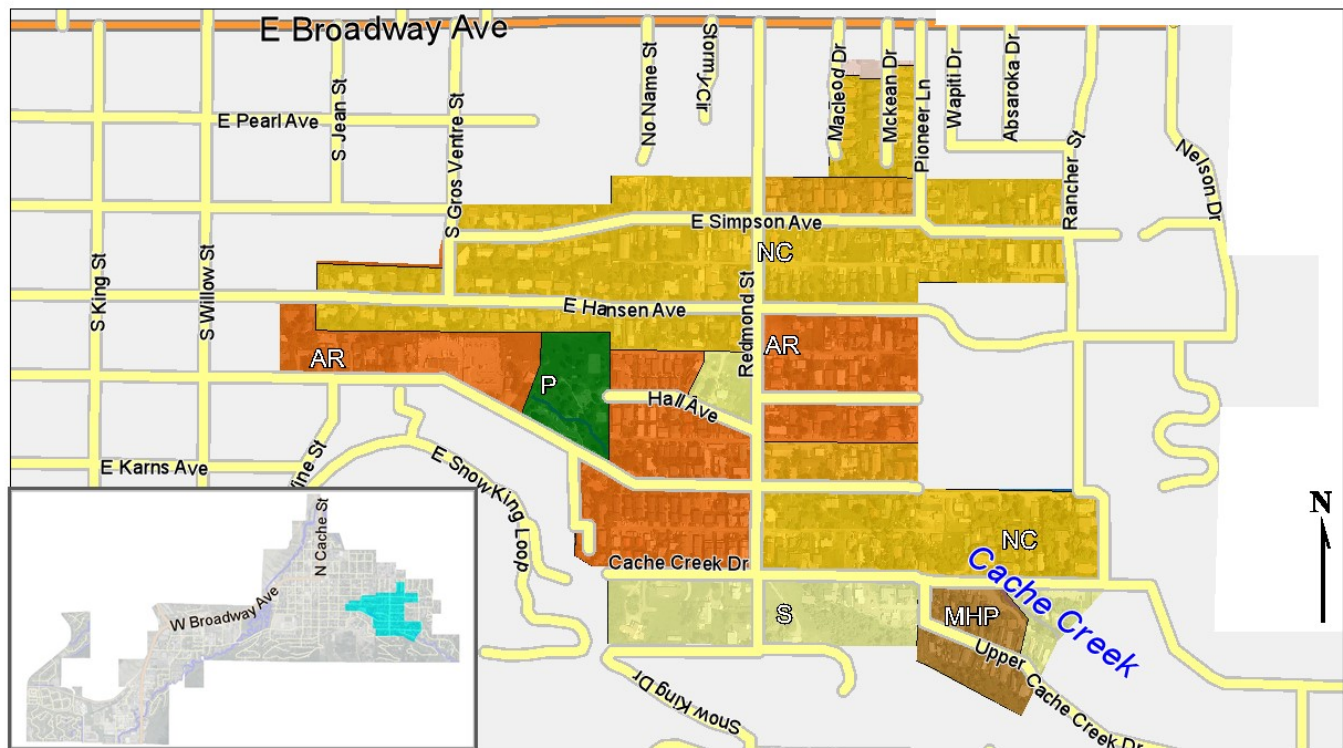


**Subarea 3.1: East Jackson (STABLE) (existing zoning districts include SR, NC, NC-2, AR, PUDs).** The goal for this stable subarea is to maintain existing character and density, which is primarily single-family units and a mixtures of housing types in Planned Unit Development (PUDs), but to also allow targeted redevelopment consistent with current neighborhoods. Staff proposes to introduce a few new residential housing types and a few more zone districts to better meet workforce housing needs while still being consistent with existing character and density. See map:



Subarea 3.1: East Jackson		
Current Zone	Council Direction	Housing Types (proposed)
<b>Neighborhood Conservation (NC)</b> <i>(Allows a single family home and one or two ARUs depending on the presence of an alley and other factors)</i>	Split into possibly three new zones: <ul style="list-style-type: none"> <li><b>Zone 1:</b> Allow only a single-family home with one attached ARU. Applied to the most established SF neighborhoods, including the SR properties located along Cache Creek Drive. Consider whether the requirement that the portion of an ARU above 14' must be setback 10' instead of 5' be used in this zone as well.</li> <li><b>Zone 2:</b> Allow a single-family home with two ARUs (either attached or detached) on properties with an alley and would likely be rezoned similar to the current AR zone. Consider whether the requirement that the</li> </ul>	<ul style="list-style-type: none"> <li>SF; SF w/ 1 ARU.</li> <li>SF; SF w/ 1 or 2 ARUs.</li> </ul>

Subarea 3.1: East Jackson		
Current Zone	Council Direction	Housing Types (proposed)
	<p>portion of an ARU above 14' must be setback 10' instead of 5' be used in this zone as well.</p> <ul style="list-style-type: none"> <li>Zone 3: Consider but do not map at this time a zone that would allow only a single-family home with <u>no</u> ARUs (i.e., this would prohibit ARUs that were recently allowed in the NC zone).</li> </ul>	<ul style="list-style-type: none"> <li>SF.</li> </ul>
<b>Neighborhood Conservation - 2 (NC -2)</b> <i>(allows an attached duplex or two detached townhomes, both either rental or ownership)</i>	Continue to allow duplexes (either as rental or ownership) and detached townhomes. Each primary unit also allowed 1 ARU.	SF; SF w/ 1 ARU; duplex.
<b>Auto-Urban Residential (AR)</b> <i>(Currently allows a SF detached unit and one attached and one detached ARU)</i>	Keep the 3-unit maximum (1 SF / 2 ARUs) but with additional flexibility to also have a duplex (two full-sized attached rental units) or a tri-plex (three full-sized attached rental units). No subdivision allowed. Consider an increase in FAR to better enable development of 3 units.	SF; SF w/ 1 or 2 ARUs; duplex; triplex.
<b>Suburban (S)</b> <i>(allows a single family home and one attached or detached ARU depending on the size of the property)</i>	S zoned properties in 3.1 should be treated the same as the smaller S properties in 6.2: Upper Cache -- where the Comprehensive Plan's direction is to maintain existing lot sizes. Under this direction, the minimum lot size of S properties in Subarea 3.1 would be increased from 12,000 sf to approximately 22,000 sf (i.e., approx. half acre).	SF; SF w/ 1 ARU
<b>Planned Unit Development (PUDs)</b> <i>(Allows higher FAR and height than base zone)</i>	No change in their approved densities. PUDs will no longer be allowed or a modified PUD tool may be considered for certain larger properties in this subarea	TBD
<b>PARKING (Subarea 3.1):</b>  <b>Council Direction: Alternative A (private expense/high supply):</b> Most parking to be provided by private sector when development happens; parking should be close and convenient; no winter on-street parking; no significant increase of public funding or maintenance responsibilities for parking.		