

RECODE EAGLE LAND USE AND DEVELOPMENT CODE UPDATE

Executive Summary of the Public Discussion Draft: Installment 1 Zone Districts and Uses



I. Key Content Updates

- A. Four new zone districts added to current district line-up to help implement Elevate Eagle and adopted land use plans.
 1. Downtown Neighborhood Mixed Residential (DNMR): residential only
 2. Commercial Mixed-Use 2 (CMX2): highway/arterial mixed-use
 3. Highway Commercial (CI2): heavy commercial and big box
 4. Public & Civic Open Space (P&C2): open space
 5. Additionally, the PA district has been updated to Public & Civic Campus (P&C1) that allows the creation of a residential campus in support of civic and institutional uses like schools and hospitals.
- B. Purpose statements added for each category of zone district (neighborhood, mixed-use, commercial and industrial, public and civic, rural) to help guide rezoning and development approvals. Zone district intent statements updated to help describe role of each district.
- C. Zone district dimensional standard revised to allow development densities and types recommended by Elevate Eagle. Allowing one story of additional height has been recommended in some mixed-use and commercial districts.
- D. Some current design standards updated into more specific dimensional standards for key zone districts. The remaining Central Business District (CBD) and other design standards will be updated in Installment 2.
- E. New mixed-use Neighborhood Protection Standards that help residential and commercial uses to be “good neighbors.”
- F. Primary permitted use table updated to include an additional level of detail (such as more specific uses or large/small size limits) to help address commonly requested uses and make it easier to interpret whether new uses are allowed in specific zone districts.
- G. Use “permissions” updated to allow more uses to be approved administratively (by staff), subject to new “use-specific standards” that will apply to approved uses.
- H. New category of /C/ permissions added for uses that require Planning & Zoning Commission approval (but not Town Council approval. P&ZC can refer complex/controversial cases to Council, and Council can also “call-up” those cases for Council action if needed.
- I. “Use-specific standards” updated to mitigate commonly regulated impacts of several uses.
- J. Standards for ADUs and non-residential accessory structures clarified and differentiated.

II. Key Organizational Updates

- A. Zone districts organized into five categories to allow easier links to development standards (such as parking, lighting, landscaping) that will be updated in Installment 2.

- B. Zone district-specific information (intent, dimensions, district-specific regulations) organized by district. Uses are still collected in a use table that is cross-referenced in each zone district section.
- C. Lot graphics added to each zone district to visually describe how the dimensional standards are applied.
- D. Explanatory graphics added to help explain concepts such as sight triangle and height step-down. Current graphics will be updated prior to the final draft.
- E. “Supplemental” standards section reorganized to group regulations with related content. For example, the accessory building regulations were moved to the Accessory Uses section.
- F. Measurements and definitions collected into single location and partially updated (this section will be updated along with each installment to collect the measurements and definitions from that installment).

III. Questions for Public Discussion

- A. With future residential development and redevelopment, is there enough developable area to require “soft” density transitions from low to medium to high density, or should the LUDC recognize that there will be some “hard” transitions from low to high intensity and include site design and buffering standards to help them fit together?
- B. Should single-family detached homes be allowed in the Central Business District (CBD) or should attached units with higher density be required here? If the district is changed, occupancy and sale of existing single-family homes will remain legal, and the homes will not have to be removed.
- C. Should accessory dwelling units (ADUs) be allowed in the CBD?
- D. Should there be a maximum building footprint size in the CBD and/or the new Downtown Neighborhood district?
- E. Are there any locations apart from Broadway where residential development should be limited to the second story or higher?
- F. Should the Town place any additional limits on short-term rentals?
- G. In what zone districts should child care centers be allowed with administrative approval (no public hearing)?

IV. Drafting Status and Next Steps

- A. Collect all Installment 1 comments and discuss with LUDC Update Committee and staff.
- B. Review findings of Eagle Housing Needs Assessment (estimated draft early August) and:
 1. Revise Inclusionary Residential Requirements for Local Employee Residency
 2. Draft any changes to zone districts and uses
- C. Draft Installment 2 for mid-September public discussion; include any affordable housing updates in that public outreach