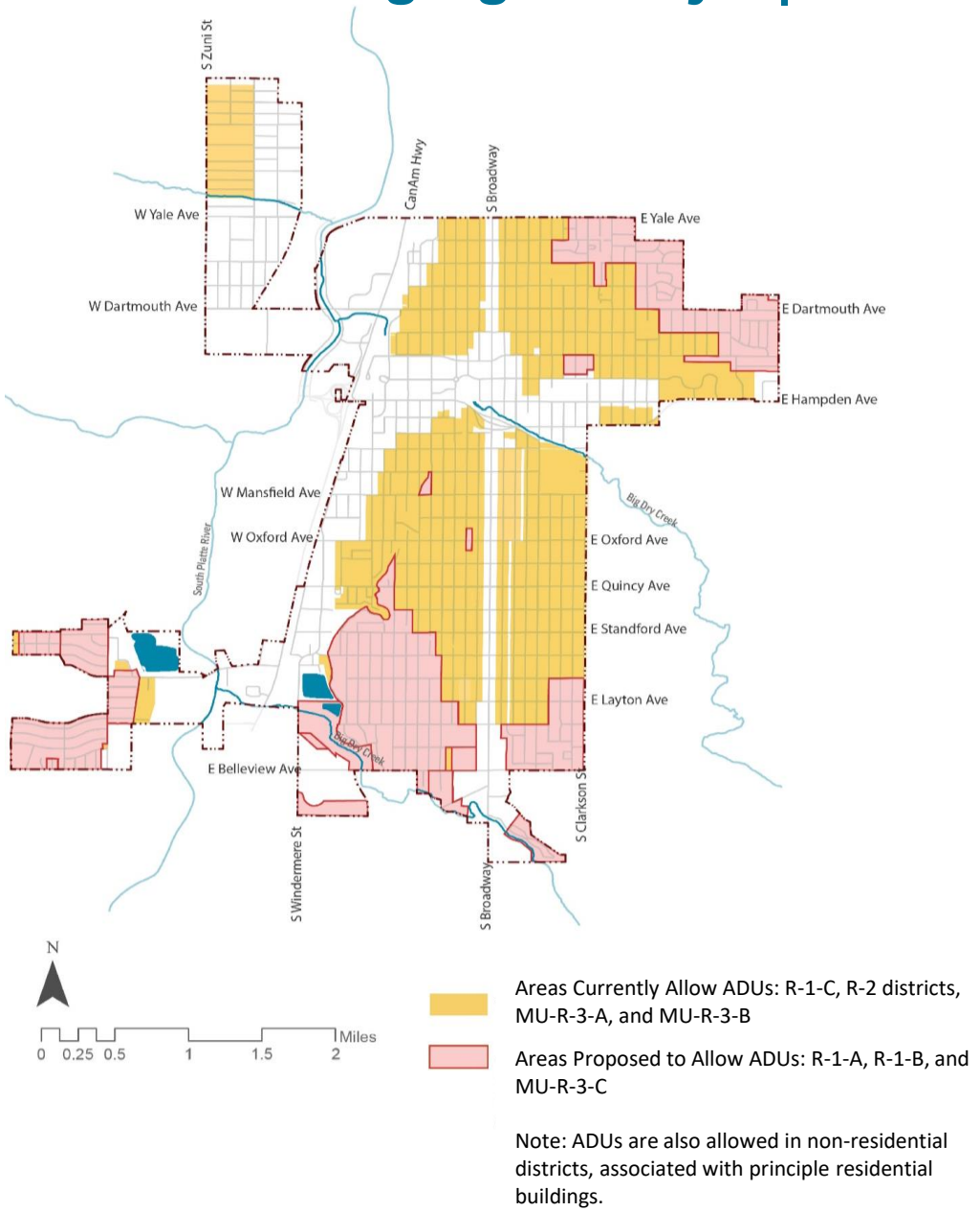
Case 2020-09, Unified Development Code

Second Reading

September 25, 2023

CodeNext ENGLEWOOD

What's Changing & Why? | ADU



Note: ADUs are also allowed in non-residential districts, associated with principle residential buildings.

Expand Options:

- Detached or Attached Units
- R-1-A and R-1-B added
- R-2-B and MU-R-3:
  - 1 to 3 ADUs with Detached House (based on lot size; only 1 detached)
  - 1 ADU/unit with Attached House
  - 1 ADU with Multi-unit House
- Non-residential districts – same as MU-R-3 if developed residential

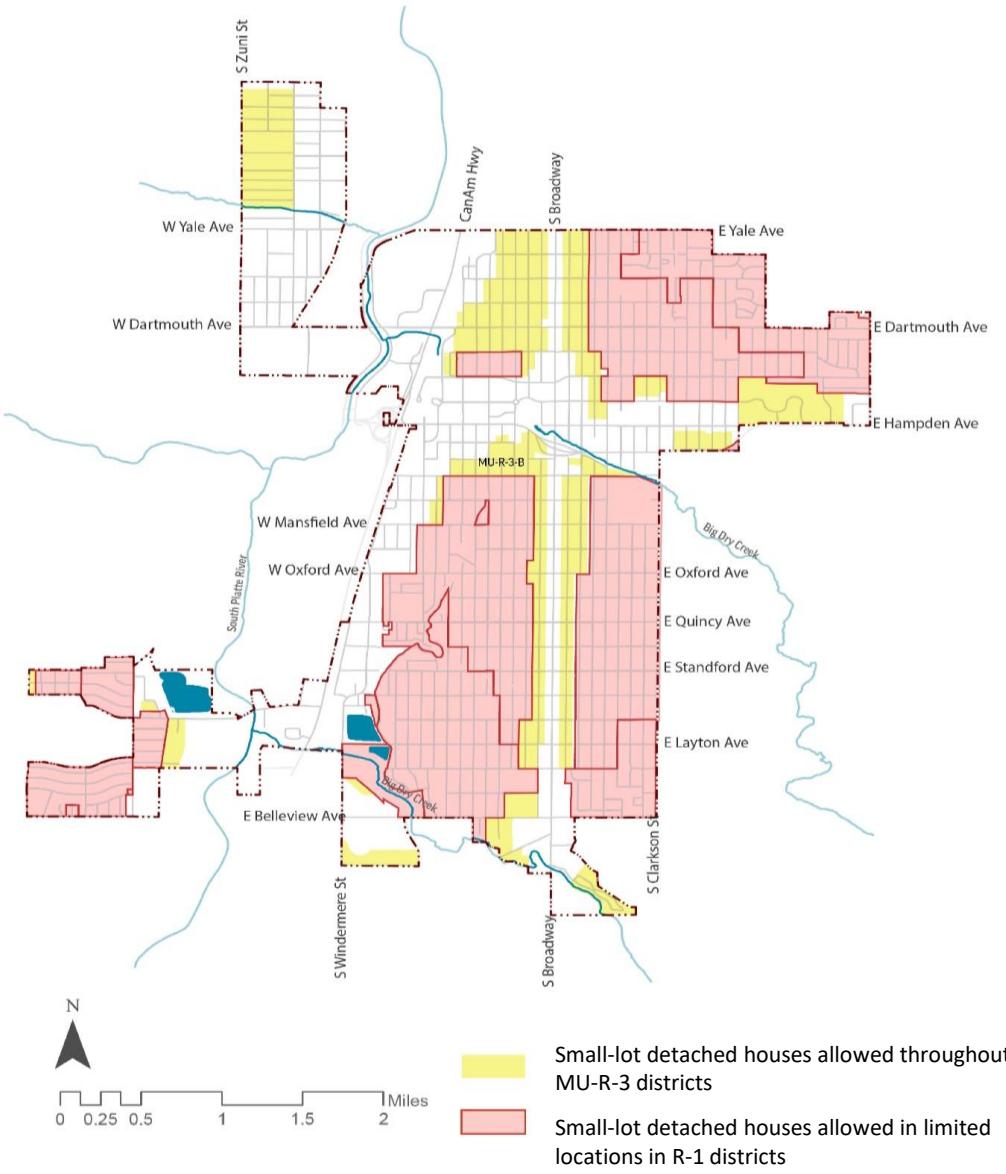
Design Standards:

- Subordinate and incidental to principal unit
- Minimize outward appearance of additional unit
- Size limit – 800 s.f. or basement units equal to footprint
- Same design, development & lot standards as detached house

Reduce Impediments:

- Expanded options (above)
- Owner occupancy
- No additional parking requirement

What's Changing & Why? | Small-Lot Detached House



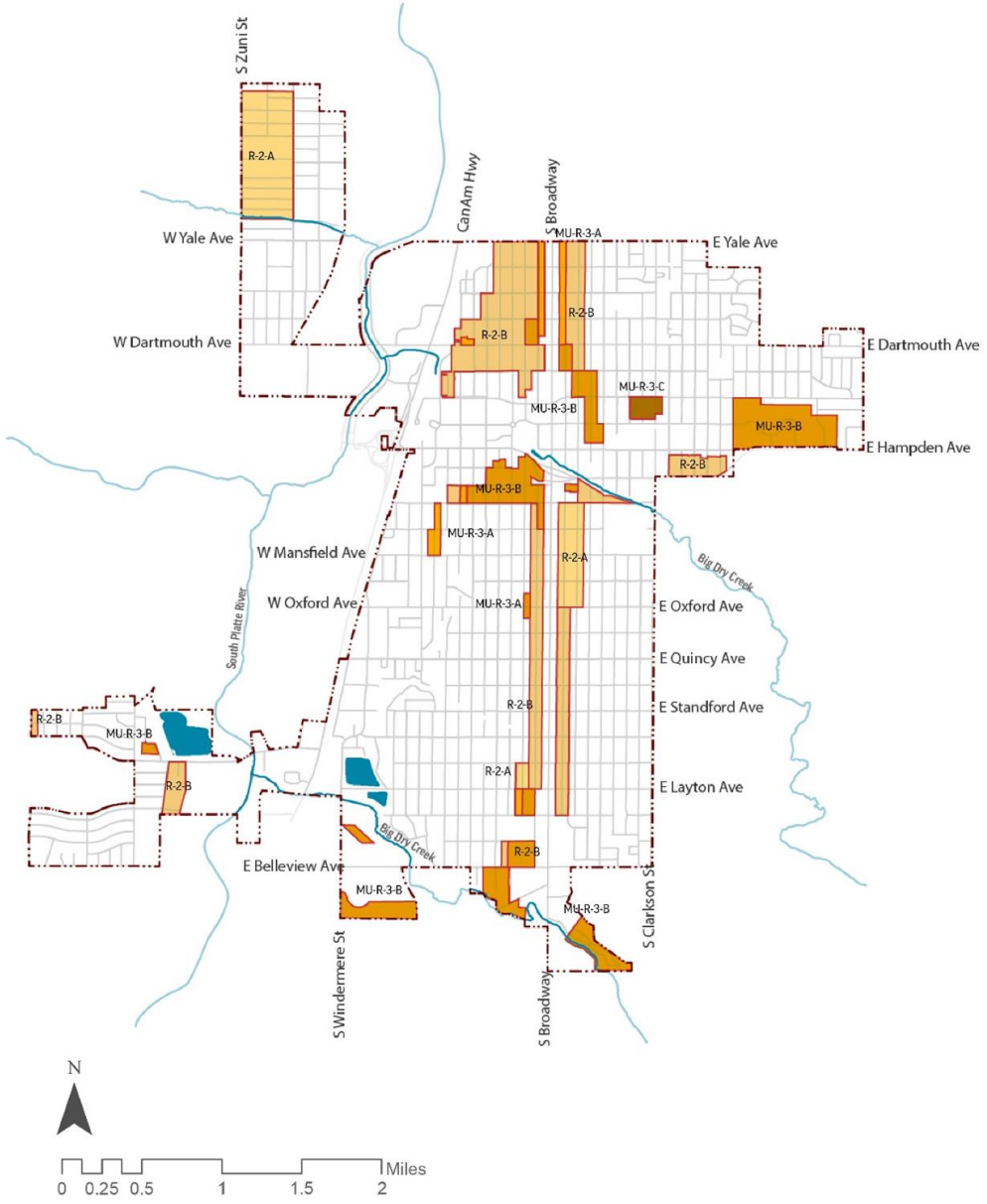
Expand Options:

- Based on current "grandfathered" lots & established precedents
- Corner locations or courtyard pattern
  - R-1-A = 6K / 3K
  - R-1-B = 4.8K / 2.4K
  - R-1-C = 4K / 2K
- R-2 & MU-R-3 = 3K everywhere

Design Standards:

- Reduced height from 32' to 25'
- Increased lot coverage from 40% to 50% - 55%
- Courtyard pattern subject to additional design standards for access, frontages, and open space

What's Changing & Why? | Multi-unit Building



Expand Options:

- Expand options for existing detached houses (ADUs and small lots)
- Promote more "missing middle" – house-scale (1-4 units) and neighborhood-scale (3-8 units) multi-unit buildings
  - Reduce per unit lot size (increase options)
  - Maintain or reduce building scale (compatible building patterns)
- Refine scale of larger multi-unit buildings – small, medium, large apartments
- Leverage areas zoned for multi-unit buildings; emphasize greater distinctions in scale between districts
- Non-residential districts – allow residential-only projects subject to MU-R-3-C standards

Design Standards:

- Streetscape – improved landscape and pedestrian facilities
- Frontages – required entry features, transparency, and reduced automobile features
- Building Massing - reduced bulk plane, height, and/or step backs
- Building Design – limit blank walls (materials, transparency, and/or massing)
- Open space – social spaces and landscape design

What's Changing & Why? | Neighborhood Design

CodeNext ENGLEWOOD

Common characteristics - 4 main groupings:

- Small-lot detached houses (R-1)
- "House-scaled" buildings – 1-4 units (R-1 & R-2)
- "Neighborhood-scaled" multi-unit buildings (R-2 & MU-R-3)
- Moderate / large-scaled apartment and mixed-use buildings (MU-R-3)

Streetscapes:

- Walkable / complete street design standards and guide
- Street tree requirements

Frontages:

- Require entry features / social spaces
- Limited car access, garages, parking
- Specify landscape standards

Building Design / Massing:

- Adjusted bulk plane
  - Front / rear bulk plane (1-4 unit buildings – R-1 / R-2)
  - Step back (5+ unit buildings - R-2-B and MU-R-3)
  - Reduce height (32' to 30' or 25' for most types; 40' other types)
- Requirements for articulation and windows / doors

Landscape / Open Space:

- Lot coverage, frontages and setback areas
- Civic and common social spaces

Flexibility + Expectations

- ❑ Intent + Design Objectives
  (rationale / outcome)
- ❑ Context
  (refine applicability)
- ☑ Standard
  (objective / measurable)
- ❑ Design Strategies & Techniques
  (options)
- ❑ Exceptions + Administrative Adjustments
  (subjective / discretionary)

What's Changing & Why? | Placemaking

Streetscapes:

- Walkable / complete street design standards and guide
- On-street Parking
- Urban amenity zone / Street tree requirements
- Coordinates contexts – A through D frontages

Frontages:

- Front building line / Required front building line
- Entrances & social spaces
- Limited car access / parking lot size and location standards
- Specify landscape standards

Building Design / Massing:

- Entrance frequency
- Requirements for articulation
- Requirements for windows / doors

Landscape / Open Space:

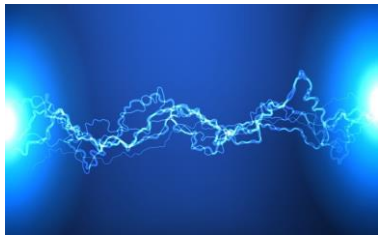
- Similar to current RLA approach generally
- Requirement for social spaces additional landscape on larger projects
- Coordination with larger scale civic and open spaces in Chapter 3

Flexibility + Expectations

- ❑ Intent + Design Objectives
  (rationale / outcome)
- ❑ Context
  (refine applicability)
- ☑ Standard
  (objective / measurable)
- ❑ Design Strategies & Techniques
  (options)
- ❑ Exceptions + Administrative Adjustments
  (subjective / discretionary)

What's Changing & Why? | Sustainability

- Energy Efficient Buildings
  - Passive heating & cooling (building placement / landscape)
  - Green building (coordination with building code)
- Urban Heat Island
  - Reduce paved surfaces (parking)
  - Shade pavement / roofs (landscape)
  - Cool materials / colors (coordination with building code)
- Site-scale Renewable Energy
  - Permitted "accessory use" (Chapter 4) (landscape / building design)
- Water Efficiency & Quality
  - Xeric guidelines (landscape standards)
  - Nonportable water (coordination with building code)
  - Quality, quantity and rate BMPs
- Waste Reduction / Reuse Facilities
  - Site design (landscape / access & circulation)
- EV-ready
  - Base requirement (parking; coordination with building code)



Sustainable Site & Building Guidelines

How should the UDC address specific topics?

- Require: *Make the "best practice" the minimum standard*
- Promote: *Incentives for selecting the "best practice"*
- Enable: *Remove barriers to implementing "best practices"*
- Coordinate: *Leverage non-development code issues*

Several issues already addressed by other larger topics and issues (multi-modal – walk, bike, transit streets & development patterns; landscape and open space design.)

Summary: Recommendation

- Staff recommends approval of CodeNext, the proposed repeal and replacement of Title 16 of the Englewood Municipal Code, as amended.

CodeNext
ENGLEWOOD