



PREPARED FOR THE PLAN COMMISSION

**Proposal:** Zoning Text Amendment, Traditional Residential – Planned District

**Legistar File ID #:** [61871](#) Traditional Residential-Planned (TR-P) District Dimensional Requirements

**Prepared By:** Planning and Zoning Staff

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[61871](#)– Amending the dimensional requirements for the TR-P district, to allow for single and two-family development on smaller lots, and to eliminate the *Usable Open Space* requirement.

The TR-P district is a master plan district with the following statement of purpose:

*The TR-P District is established to encourage the development of new traditional neighborhoods in close-in or outlying parts of the City that incorporate the characteristics of existing traditional neighborhoods. Features include a variety of lot sizes and integrated housing types, detached or alley-loaded garages, traditional architectural features such as porches, an interconnected street system and the creation of a high-quality public realm.*

Each TR-P district is approved as part of a zoning map amendment, where a master plan is approved for each specific district. The building design features, the provision of lot use types (single, two, and multiple family), lot dispersion, and provision of open spaces are approved with the TR-P district. TR-P district requirements result in a mix of dwelling types, and it is common to find a mix of lot sizes in a TR-P district.

This amendment reduces the minimum lot size for single and two family dwellings, with a goal to provide a more affordable housing product for the market. The smaller single-family homes could be 20’ wide, include three to four bedrooms, two or more bathrooms, and a two-car attached garage accessed from a rear alley. The two-family twin homes could have a similar size, and could have a tuck-under style garage accessed from an alley, resulting in less lot depth required.

The amendment also eliminates a *Usable Open Space* requirement for all residential development in a TR-P district. Reducing or eliminating *Usable Open Space* requirements for many residential districts was a concept was discussed at the July 30 2020 Plan Commission Special Meeting work session on Housing. At this time, the proposed change only relates to the TR-P District. With the smaller lot sizes made feasible by this ordinance change, the remaining open spaces these alley-fed lots are very small, not meeting a dimensional size that would qualify or function as a *Usable Open Space*. The homes must still comply with minimum *lot coverage* requirements, but the prescriptive requirement to provide a specific amount of usable open space is eliminated. Importantly, TRP districts are required to be located within a quarter mile of existing or planned public or common open space. Because the TR-P district is a master planned, staff believes the elimination of the usable open space requirement on a lot-by-lot basis is appropriate, noting that consideration of outdoor recreation spaces within the specific district and broader neighborhood are still important.

Staff supports this amendment.