

## ZONING vs MASTER PLAN

- **Zoning** defines the Type of Land Use, Specific Activities, and Densities
- **Master Plan** provides a Guide for future development

Zoning is the City's promise to the home buyer of what his neighborhood will be like in the future. Realtors tell prospective buyers what the zoning is on abutting property, not the Master Plan Land Use designation.

CCMC defines Density as 'the number of families, individuals, dwelling units, households or housing structures per unit of land.' The Master Plan has NO definition of Density.

You can eliminate most of the problems between residents and developers by doing one simple thing: **Eliminating the "Range of Densities" shown in the Master Plan on pages 3-15 to 3-22.** Each Master Plan Land Use has one or more CCMC zoning districts assigned to it. For example, Low Density Residential has a range of densities of '.2 to 3 dwelling units per acre.' It also corresponds to zoning districts SF21, SF1A, and SF2A. (For the three mixed-use districts, it's time you assign zoning districts to them or eliminate them altogether!)

Eliminate the problem by using the Density of the zoning districts to completely define the allowed lot sizes, not the range of densities.

Let the Density defined for each residential district be the Density allowed by the zoning district(s) corresponding to that Master Plan Land Use. For example, CCMC 18.04.190 defines the minimum lot size for the SF21 zone as '21,000 square feet' and the maximum density as '1 per 21,000 SF parcel.' Now the developer of property master planned as Low Density Residential will NOT believe he/she can establish 14,500 sq ft lots, each developer will know surely that the minimum lot size is 21,000 sq ft.

Developers will not expect to get more lots than the zoning allows. Residents will be assured that the abutting zoning is being adhered to. This is easy to do and will stop a myriad of problems and issues.

## RESIDENTIAL LAND USE CHART

	Low Density Residential	Medium Density Residential	High Density Residential
<b>Zoning:</b>	SF21, SF1A, SF2A	SF6, SF12	MF
<b>Range of Density:</b>	.2 to 3 dwelling units per acre	3-8 dwelling units per acre	8-36 dwelling units per acre
<b>Lot Sizes: (calculated)</b>	14,500 to 217,800 sq ft	5,400 to 14,500 sq ft	1,200 to 5,400 sq ft
<b>Housing Type:</b>	Single-family residences	Single-family, duplexes, and townhomes	Apartments, condos, townhomes, and duplexes
<b>Location:</b>	At the Urban fringe	Within the Urbanized area	Near intersections of arterial and collector streets
<b>Other:</b>	Clustering is encouraged		Around an interconnected system of parks/open space

Land Use Maps and Residential Categories are intended to protect the character of established neighborhoods

## WHAT DO THE PEOPLE WANT?

Adhere to the statements already in the Master Plan, such as:

- Making the **Quality of Life for its current Residents the top priority for the city**
- Encouraging infill that **blends seamlessly** with established neighborhoods
- Ensure that infill is of a scale and character that it is **compatible** with surrounding development with appropriate height and density, similar setbacks and lot coverage, and connectivity to surrounding development
- Increasing the quality of development
- Balancing future growth with **Available Water Resources and Sewer Capacity**
- Retention of public lands and acquisition of open space

New Items, such as:

- **More communication** between residents, developers, and the City
- Open up meetings involving development to **more public input**
- Allow public input from the beginning, i.e., the Conceptual Map meeting
- Make developers adhere to statements made to the public, as conditions of approval
- Remove Master Plan range of densities and adhere to zoning lot sizes