

ENCANTO NEIGHBORHOOD – POTENTIAL ZONING  
June 16, 2014

Proposed Land Use Plan			Potential Zoning					
Designation		Density Range (du/ac)	Zone	S.F. of Lot Area per Unit	Max. Density (du/ac)	Max. Height	Max. FAR	Orientation/ Character
Residential	Very Low	0-4	RS-1-1	40,000	1	24/30 <sup>(1)</sup>	0.45	Single-family
			RS-1-2	20,000	2	24/30 <sup>(1)</sup>	0.45 <sup>(2)</sup>	Single-family
			RS-1-3	15,000	2	24/30 <sup>(1)</sup>	0.50 <sup>(2)</sup>	Single-family
			RS-1-4	10,000	4	24/30 <sup>(1)</sup>	0.55 <sup>(2)</sup>	Single-family
	Low	5-9	RS-1-6	6,000	7	24/30 <sup>(1)</sup>	0.59 <sup>(2)</sup>	Single-family
			RS-1-7	5,000	9	24/30 <sup>(1)</sup>	0.60 <sup>(2)</sup>	Single-family
	Low Medium	10-14	RX-1-1	4,000	10	30 <sup>(8)</sup>	0.70	Small lot single-family
	Medium	15-29	RM-1-1	3,000	15	30 <sup>(3)</sup>	0.75	Multi-family
			RM-1-2	2,500	17	30 <sup>(3)</sup>	0.90 <sup>(4)</sup>	Multi-family
			RM-2-5	1,500	29	40 <sup>(5)</sup>	1.50 <sup>(4)</sup>	Multi-family
	Medium High	30-44	RM-3-7	1,000	44	40	1.80 <sup>(6)</sup>	Multi-family
Mixed Use	Neighborhood Mixed Use Low	0 or 15-29	CN-1-3 <sup>(7)</sup>	1,500	29	30	1.0	Pedestrian
	Neighborhood Mixed Use	0 or 30- 44	CN-1-4	1,000	44	60	1.75 <sup>(13)</sup>	Pedestrian
	Community Mixed Use	0 or 15-29 or 30-44	RM-3-7	1,000	44	40	1.80 <sup>(6)</sup>	Limited Commercial
			CN-1-4	1,000	44	60	1.75 <sup>(13)</sup>	Pedestrian
			CC-3-4	1,500	29	30	1.5 <sup>(9)</sup>	Pedestrian
			CC-3-6	1,000	44	60	4.0 <sup>(10)</sup>	Pedestrian
Commercial	Community Residential Prohibited	---	CC-2-1	---	---	30	1.50 <sup>(11)</sup>	Strip
Industrial	Business Park	0-44	IP-3-1	---	44 <sup>(14)</sup>	---	2.0	
	Light Industrial	---	IL-2-1	---	---	---	2.0	
Park & Open Space	Population Based Park	---	OP-1-1	---	---	---	---	
	Open Space	---	OC-1-1	---	---	---	---	No development
	School Sites		RS-1-1		1 du /lot			

<sup>(1)</sup> Angled building plane required at front, side, and street side. Begins at 24 feet in height and angles to 30 feet in height at a 45 degree angle for lot less than 75 feet wide and at a 30 degree angle for lots 75 to 150 feet wide.

<sup>(2)</sup> Increases incrementally for substandard lots and decreases incrementally for larger than standard lots [Section 131.0446(a)].

<sup>(3)</sup> Angled building plane required. At front the angled plane begins at 19 feet for the minimum front setback (15-foot front setback for a maximum of 50% of the width of the building envelope) and the angle plane begins at 24 feet in height at the standard setback (20 feet). The angled building plan at the side setback begins at 24 feet in height.

<sup>(4)</sup> Minimum of one-quarter of the FAR is to be reserved for required parking. If underground parking is provided then the amount equal to the gross floor area of the parking may be added area of the FAR but shall not exceed the maximum FAR.

<sup>(5)</sup> Angled building plane required. Begins at 30 feet in height and angles to 40 feet in height at a 60 degree angle.

<sup>(6)</sup> Minimum of one-third of the FAR is to be reserved for required parking. If underground parking is provided then the amount equal to the gross floor area of the parking may be added area of the FAR but shall not exceed the maximum FAR.

<sup>(7)</sup> Residential use and residential parking would be prohibited in the front half of the lot.

<sup>(8)</sup> If the structure height exceeds 27 feet then the angled building plane shall be applied beginning at the height of 24 feet at the setback.

<sup>(9)</sup> FAR is reduced to 1.0 if less than 0.25 of the FAR is residential.

<sup>(10)</sup> FAR is reduced to 2.0 if less than 1.0 of the FAR is residential.

<sup>(11)</sup> FAR is reduced to 0.75 if less than 0.56 of the FAR is residential.

<sup>(12)</sup> FAR is reduced to 1.0 if less than 0.5 of the FAR is residential.

<sup>(13)</sup> FAR is reduced to 1.0 if less than 0.6 of the FAR is residential.

<sup>(14)</sup> Residential uses in the IP-3-1 zone subject to the following:  
(A) Residential *development* shall be permitted in accordance with the Business Park - Residential Permitted CPIOZ of the applicable community plan;  
(B) Residential *development* comprises no more than 49 percent of the *lot* area of the entire Business Park - Residential Permitted CPIOZ;  
(C) Residential *development* shall comply with the *development* regulations of the RM-2-5 or the RM-3-7 zone as determined by the *density* identified in the Business Park - Residential Permitted CPIOZ of the applicable community plan, except that the *lot* area, *lot* dimensions, *floor area ratio*, and *setback* requirements of the IP-3-1 zone shall apply; and  
(D) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.