

ENCANTO NEIGHBORHOOD – POTENTIAL ZONING
June 2013

Proposed Land Use Plan		Current Zone	Potential Zoning					Orientation/ Character	
Designation	Density Range (du/ac)		Zone	S.F. of Lot Area per Unit	Max. Density (du/ac)	Max. Height	Max. FAR		
Residential	Very Low	0-4	SF-40,000	RS-1-1	40,000	1	24/30 ⁽¹⁾	0.45	
			SF-20,000	RS-1-2	20,000	2	24/30 ⁽¹⁾	0.45 ⁽²⁾	
			SF-15,000	RS-1-3	15,000	2	24/30 ⁽¹⁾	0.50 ⁽²⁾	
			SF-10,000	RS-1-4	10,000	4	24/30 ⁽¹⁾	0.55 ⁽²⁾	
	Low	5-9	SF-6,000	RS-1-6	6,000	7	24/30 ⁽¹⁾	0.59 ⁽²⁾	
			SF-5,000	RS-1-7	5,000	8	24/30 ⁽¹⁾	0.60 ⁽²⁾	
	Low Medium	10-14	SF-4,000	RX-1-1	4,000	10	30 ⁽⁸⁾	0.70	
	Medium	15-29	MF-3,000	RM-1-1	3,000	15	30 ⁽³⁾	0.75	
MF-2,500			RM-1-2	2,500	17	30 ⁽³⁾	0.90 ⁽⁴⁾		
MF-1,500			RM-2-5	1,500	29	40 ⁽⁵⁾	1.50 ⁽⁴⁾		
Commercial/Village	Neighborhood Village	15- 44	RM-2-4 RM-2-5	RM-3-7	1,000	44	40	1.80 ⁽⁶⁾	Limited Com.
				CN-1-1	3,000	15	30	1.5 ⁽¹²⁾	Pedestrian
				CN-1-4	1,000	44	60	1.75 ⁽¹³⁾	Pedestrian
				CC-3-4	1,500	29	30	1.5 ⁽⁹⁾	Pedestrian
				CC-3-6	1,000	44	60	4.0 ⁽¹⁰⁾	Pedestrian
	Community Village (per EMLUMP)	30-44	MF-1,500 RM-3-7 RM-3-9 CT-2 CC-3-5 I-1	RM-3-7	1,000	44	40	1.80 ⁽⁶⁾	Limited Com.
				RM-3-9	600	73	60	2.70 ⁽⁶⁾	Limited Com.
				CC-3-4	1,500	29	30	1.5 ⁽⁹⁾	Pedestrian
				CC-3-6	1,000	44	60	4.0 ⁽¹⁰⁾	Pedestrian
	Neighborhood	0-29	SF-5,000 CN-1-3 CT-2 CSF-2	CN-1-3 ⁽⁷⁾	1,500	29	30	1.0	Pedestrian
	Neighborhood	0-44	CSR-1 CSF-1 CSF-3 CN-1-3	CN-1-4 ⁽⁷⁾	1,000	44	60	1.0	Pedestrian
	Community	0-29	RT-1-4 MF-3,000 CSF-2	CC-3-4	1,500	29	30	1.5 ⁽⁹⁾	Pedestrian
	Community	0-44	MF-3,000 CSF-1 CSF-2 I-1	CC-3-6	1,000	44	60	4.0 ⁽¹⁰⁾	Pedestrian
Community Residential Prohibited	---	CSF-3	CC-2-1	---	---	30	1.50 ⁽¹¹⁾	Strip	
Industrial	Business Park	---	I-1	IL-2-1	---	---	---	2.0	
	Light Industrial	---	I-1	IL-3-1	---	---	---	2.0	
Park & Open Space	Population Based Park	---	SF-40,000 SF-20,000 SF-6,000 SF-5,000	OP-1-1	---	---	---	---	
		---	MF-3,000 CT-2	OP-2-1	---	---	---	---	
	Open Space	---	SF-40,000	OC-1-1	---	---	---	---	No development
	School Sites			RS-1-1		1 du /lot			

- (1) 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.
- (2) Increases incrementally for substandard lots and decreases incrementally for larger than standard lots [Section 131.0446(a)].
- (3) 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.
- (4) 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.
- (5) Angled building plane required. Begins at 30 feet in height and angles to 40 feet in height at a 60 degree angle.
- (6) 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.
- (7) Residential use and residential parking would be prohibited in the front half of the lot.
- (8) 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.
- (9) FAR is reduced to 1.0 if less than 0.25 of the FAR is residential.
- (10) FAR is reduced to 2.0 if less than 1.0 of the FAR is residential.
- (11) FAR is reduced to 0.75 if less than 0.56 of the FAR is residential.
- (12) FAR is reduced to 1.0 if less than 0.5 of the FAR is residential.
- (13) FAR is reduced to 1.0 if less than 0.6 of the FAR is residential.