

Starter Home (SH) Zoning Template Outline

1. Purpose

- 1.1. Authorize zoning approval of [Type of SH] at the lowest cost consistent with protection of public health and safety
- 1.2. Relationship to other chapters of development code

2. Permitted Zoning Districts

- 2.1. Creation of new SH zoning district
 - 2.1.1. Option to identify existing zoning districts where SH standards will apply
 - 2.1.2. Option for maximum size of SH development
- 2.2. Primary and accessory uses by right permitted in SH developments
- 2.3. Primary and secondary uses by right permitted on SH lots
 - 2.3.1. Options standards for different types of ADUs (e.g. attached vs freestanding)

3. Site Dimensional Standards

- 3.1. Minimum Lot Dimensions
 - 3.1.1. Option for lot size averaging
- 3.2. Minimum On-Site Open Space
 - 3.2.1. Options for products with and without garages
 - 3.2.2. Options for products with and without ADUs
 - 3.2.3. Options for shared Open Space

4. Building Design and Development Standards

- 4.1. Minimum SH size is that required by IRC, as adopted
 - 4.1.1. Option for maximum occupancy required by IPMC Maintenance Code
- 4.2. Minimum SH setbacks and building separation
 - 4.2.1. Options for zero lot line products
- 4.3. Maximum SH building heights
 - 4.3.1. Option for building form graphic if form-based zoning in use
- 4.4. Basic building design standards
 - 4.4.1. Optional building variety standards for large projects

5. Administrative Approval Procedures for SH developments

- 5.1. Pre-Application Meeting(s)
 - 5.1.1. Option for pre-review of specific building models for compliance
- 5.2. Application Submittal
 - 5.2.1. Option for phased approvals for large projects
- 5.3. Review and Revision
 - 5.3.1. Permitted administrative adjustments from SH standards
- 5.4. Administrative Approval
 - 5.4.1. Approval
 - 5.4.2. Option for concept layout approval before lot layout approved

6. Definitions

- 6.1. Definition of Starter Home
- 6.2. Other key definitions