CITY OF MONTROSE LAND DEVELOPMENT REGULATIONS UPDATE
PHASE 2A REVISIONS

Chapter 1: General Provisions

- No Phase 2A revisions are anticipated for this Chapter

Chapter 2: Planning Commission

- No Phase 2A revisions are anticipated for this Chapter

Chapter 3: Historic Preservation

- No Phase 2A revisions are anticipated for this Chapter

Chapter 4: Development Review Procedures

- General: Ensure that all development review procedures support a timely and reasonable development review process, in accordance with Comprehensive Plan Actions LU 1.1 and 2.2
- Section 11-4-2
  - Review Table 4.1 and consider streamlining the approval process where possible, e.g., eliminating Planning Commission and/or or City Council meetings and/or hearings where possible in favor of administrative approvals
- Section 11-4-3 (D): Revisit timelines for noticing requirements
- Consider codifying Prop 123 exemption for 90 Day “fast track process” with conditions for variables that won’t conflict w/ state statute.

Chapter 5: Land Subdivision

- No Phase 2A revisions are anticipated for this Chapter

Chapter 6: Floodplain Management

- No Phase 2A revisions are anticipated for this Chapter

Chapter 7: Zoning

- General: Update the zoning regulations to promote and incentivize housing that is attainable to a variety of residents, and ensure a variety of housing types are defined and allowed in appropriate locations, in accordance with Comprehensive Plan Action HN 1.2
- General: Consider redefining existing zoning to allow for higher densities to increase the supply of workforce housing, in accordance with Comprehensive Plan Action HN 2.3
- Section 11-7-5: Assess and update this section where appropriate to reflect mixing of uses, in accordance with Comprehensive Plan Action LU 2.3

CITY OF MONTROSE LAND DEVELOPMENT REGULATIONS UPDATE
PHASE 2A REVISIONS

- Section 11-7-5 (A)
  - Consider consolidating the R5 and R6 zone districts into the R6 district, per recommendation of the Housing Needs Assessment
  - Consider consolidating the R1A and R1B zone districts into the R1B district, per recommendation of the Housing Needs Assessment
  - Identify where (RV) travel homes, travel home parks, and travel home parking/storage are allowed
  - Consider changing single family dwelling and multi-family dwelling from a conditional use to a permitted use in the P zone
  - Consider changing multifamily dwelling from a conditional use to a permitted use in the OR zone
  - Consider allowing ADUs in Single-Family Districts: R1, R1A and R1B and R2, per recommendation of the Housing Needs Assessment
  - Consider allowing ADUs in Medium to High Density Districts (R3, R3A, R4, R5, and R6) per recommendation of the Housing Needs Assessment
  - Consider allowing duplexes in the R2 district, per recommendation of the Housing Needs Assessment
  - Consider allowing triplexes in the R3 district, per recommendation of the Housing Needs Assessment
  - Consider allowing triplexes and quadplexes in the R3 and R3A district, per recommendation of the Housing Needs Assessment
  - Consider allowing modular housing in all zone districts, per recommendation of the Housing Needs Assessment
  - Reassess appropriate zone districts for mobile homes, manufactured homes and modular homes, in accordance with Comprehensive Plan Action LU 2.4
- Section 11-7-7
  - Consider allowing higher density within medium density zoning districts, per recommendation of the Housing Needs Assessment
  - Consider allowing higher density within the R4 district, per recommendation of the Housing Needs Assessment
  - Consider allowing higher density in the MHR zone district for tiny homes if replacing a non-conforming manufactured home, per recommendation of the Housing Needs Assessment
  - Consider establishing a minimum density standard in the R-3, R-3A, R4, R5 and R6 zone districts, per recommendation of the Housing Needs Assessment
- Section 11-7-8
  - Update PD regulations after discussing current regulations; what they are/are not
  - Determine whether two or more residential buildings on a lot should require a PD
- Section 11-7-9
  - Expand and update the REDO district to include mixed use development, in accordance with Comprehensive Plan Action LU 5.1
  - Update REDO process - make it more user friendly and understandable, and clarify that internal units are ADUs,
  - Revise ADU provisions to reduce barriers to development for workforce housing

CITY OF MONTROSE LAND DEVELOPMENT REGULATIONS UPDATE
PHASE 2A REVISIONS

Chapter 8: Site Development

- No Phase 2A revisions are anticipated for this Chapter

Chapter 9: Outdoor Lighting

- No Phase 2A revisions are anticipated for this Chapter

Chapter 10: Signs

- No Phase 2A revisions are anticipated for this Chapter

Chapter 11: Supplementary Uses

- New Section 11-11-5: Consider adding a new section Accessory Dwelling Units specifying ADU provisions that increase allowance of ADU's, per recommendation of the Housing Needs Assessment

Chapter 12: Adult Businesses

- No Phase 2A revisions are anticipated for this Chapter

Chapter 13: Mobile Homes and Travel Homes

- Section 11-13-3: Relocate permit procedures to Section 11-13-2
- Section 11-13-2: Review and update relocated permit procedures as needed
- Section 11-13-4: Review and update permit process as needed
- Section 11-13-5: Determine whether City wants to encourage new mobile home park development and update standards accordingly
- Section 11-13-6: Determine whether City wants to encourage long-term travel home park occupancy (>30 days) and update accordingly
- Section 11-13-7: Review and update permit process as needed
- Section 11-13-8: Review and update permit process as needed
- Section 11-13-9: Determine whether City wants to encourage new travel home park development and update standards accordingly
- Section 11-13-10: Facilitate retention of existing mobile home parks with mechanism for incremental improvements
- General: Determine whether City wants to encourage tiny homes and add new sections accordingly, using state statute and Fountain example.

Chapter 14: Wireless Communications

- No Phase 2A revisions are anticipated for this Chapter

Chapter 15: Definitions

- Section 11-15-10: Add definitions for all housing-related uses shown in Sections 11-7-6 (G) and (H)