

Definitions

City Code defines this as **SINGLE-FAMILY** (and **two-family**) dwellings and **NOT** apartments:

“Dwelling, single-family”: a building used for residential occupancy by one family.

“Dwelling, two-family”: a building or portion thereof, used for the occupancy by two . . . Families living independently of each other, with the units completely separated by a common wall, floor, and or/ceiling.

Whereas, **MULTI-FAMILY** is defined in the following way . . .

“Dwellings, multiple (multi-family)”: *a building or portion thereof, used for the occupancy by three or more families living independently of each other, with the units completely separated by a common wall, floor and/or ceiling.*



Zoning

Single-family at this density and on one lot can be considered in three zone districts in the City:

- R-2 & R-4 (*parking, open space, distance between buildings all regulated by standard code, & is fairly restrictive*)
 - **8.71 single-family du's per acre maximum density**
- PAD (flexibility can be applied to some development standards but must comply with 2003 PAD Residential Design Standards for density, housing product requirements.)
 - **6.22 single-family du's per acre maximum density**

Multi-family can be allowed in the following zone districts in the City:

- R-3 (per standard code requirements)
- PAD (site design and architecture is to meet the intent of the 2003 PAD Residential Design Standards, with expected departures from the strict application of single-family home standards).
 - **Typically a density of 12-18 du's per acre density can be achieved/expected in both zone districts.**



PAD Residential Design Standards

Residential Design Standards
for
Planned Area Developments

City of Casa Grande

- For every single-family lot or space less than 7,000 sq. ft. in area, an equal number of lots or spaces that are at least 8,000 sq. ft. in area shall be provided (this drives a density of 1 unit per 7,000 sq. ft. of area)
- A minimum of five floor plans are to be provided, each with three elevations and five color schemes. Set number of plans to have porches, specific detail regarding windows, varied roof pitches, etc.
- No home next to each other can be same color/elevation
- A minimum of 15% open space shall be provided. Clubhouses, indoor recreation can't count towards open space. At least 50% of open space must include parks, multi-use trails, bike paths, turfed retention areas, tot lots and/or outdoor passive recreational improvements with some exceptions (like natural washes)



PAD Residential Design Standards

This presents a challenge:

- Require a lower density (6.22 dwelling units per acre) than the typical 8-14 dwelling units per acre desired for single-family rental projects.
- Expectation for housing product variety (five floor plans, three elevations . . .) that isn't typical for this type of concept.



PAD Residential Design Standards

Exceptions to some of the design standards, if determined warranted by Planning Commission and Council if:

- A proposed infill housing development typically surrounded by established residential neighborhoods.
- An affordable housing project within a defined City redevelopment area.
- A development so unique to the City that strict conformance with all of the requirements would be counter-productive to achieving the diversity, creativity and sustainability sought in the PAD. Council may alternatively approve the use of alternatives requirements if alternatives achieve the desired diversity objectives of the PAD Design Standards.

