

Life Cycle Residential Zone

- I. Purpose and Intent
- II. Compliance With Standards
- III. Zone Description/Location
- IV. Permitted/Conditional Uses
- V. Lot Regulations
- VI. Development Standards

- I. **Purpose and Intent.** It is the intent of this zone to guide development in accordance with the following goals:
- A. Provide attractively landscaped neighborhoods with a mix of single-family, two-family and multi-family residential lots, structures, and associated uses, in areas where slopes do not exceed twenty-five percent (25%). Areas with slopes in excess of twenty-five percent (25%) shall be subject to the Providence City Hillside Development ordinance.
 - B. Provide an integrated design for the development of residential uses to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified by this chapter.
 - C. Maintain a residential character compatible with surrounding traditional single-family neighborhoods.
 - D. This chapter provides enabling authority and standards for the review, and approval of applications for Life Cycle Residential (LCR) developments. The intent of this ordinance is to provide an alternative to traditional subdivision design by encouraging innovation and offering flexibility in the design of residential developments, which will result in the enjoyment and benefit of the citizens of Providence, both current and future.
- II. **Compliance With Standards.** Substantial compliance with the zone regulations and other provisions of this title in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large scale site planning for residential and related purposes.
- III. **Zone Location.** The LCR is intended to be located in many areas throughout Providence. An LCR is a rezone.
- IV. **Permitted/Conditional Uses**
- A. The following uses are permitted in an LCR.
 - 1. Single-family detached residential housing
 - 2. Single-family duplex housing
 - 3. Single-family attached townhomes

- 1 4. Residential Care facilities for 8 persons or less
 2 5. Apartments
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 4 B. Providence City may conditionally permit uses in the LCR outside of those listed above.
 5 Such conditional uses are outlined in Providence City Code 10-6: Use Regulations.
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7 **V. Lot Regulations**
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Minimum Density	4 units per acre
Maximum Density	12 units per acre ¹
Minimum Lot Area² <ul style="list-style-type: none"> • Single Family Detached • Duplex 	5,000 sq ft 7,500 sq ft
Minimum Dwelling Unit Size (total, not per floor) <ul style="list-style-type: none"> • Single Family Attached (Townhome) • Apartments 	800 sq ft per unit 750 sq ft per unit
Minimum Lot Width <ul style="list-style-type: none"> • Single Family Detached • Single Family Attached (alley garage access • Single Family Attached (street garage access via street) • Duplex • Apartments 	60 feet 16 feet minimum, 20 feet average 16 feet minimum, 20 feet average 40 feet 20 feet per unit
Setbacks (for all housing types)³ <ul style="list-style-type: none"> • Front Yard (street garage access) • Front Yard (alley garage access) • Rear Yard • Side Yard⁴ • Corner Lot 	20 feet minimum/35 feet maximum 10 feet minimum 10 feet minimum 7.5 feet minimum 15 feet minimum on side adjacent to street
Maximum Structure Height <ul style="list-style-type: none"> • Single Family and Duplex • Townhome/Apartments 	35 feet 45 feet
Maximum Lot Coverage (Single Family/Duplex)	75 percent of the buildable area of the lot

¹ Density = Housing Units/(Gross project acreage-acreage dedicated to rights-of-way)

² Minimum Lot Area not included for single family attached (townhome) and apartments, as all areas outside of the individual dwelling units are traditionally held in common ownership. Single family attached (townhome) and apartments are required instead to have a minimum square footage requirement for each dwelling unit.

³ Setbacks are calculated from the front property line along a publicly dedicated road. In cases where the development is served by private roads, the front setback shall be calculated from the edge of the asphalt of the private road adjacent to the front plane of the home.

⁴ Interior attached townhouses and duplexes are exempt from the side yard setback requirements. End townhome units will have only one side-yard setback requirement

Off-Street Parking (not including garage parking)

• Single Family Detached	4 per dwelling unit
• Single Family Attached (Townhome)	2 per dwelling unit +.5 guest spot per unit
• Duplex	2 per dwelling unit
• Apartments (0-1 bedroom)	1.5 per dwelling unit + .5 guest spot per unit
• Apartments (2+ bedrooms)	2 per dwelling unit + .5 guest spot per unit

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2 A. In order to encourage a blend of housing styles, no more than fifty percent (50%) of the
3 project shall be composed of any one type of housing.

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5 B. All other development standards, shall be complied with as outlined in the Providence
6 City Subdivision ordinance and engineering design standards.

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8 VI. **Development Standards.** All single-family attached, duplex and multi-family (apartment)
9 projects shall be developed and landscaped in accordance with the Providence City Multi-
10 Family Design Standards.

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12 VII. **Concept and Phasing.** As part of the application for a rezone to an LCR, developers shall
13 present a conceptual layout of the project, as well as a proposed phasing plan for the
14 project.

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16 a. The concept plan shall show:

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18 i. The general layout of streets and property lines
19 ii. The approximate location of each type of dwelling unit.
20 iii. The proposed number of units for each type of dwelling unit.
21 iv. The percentage of each type of dwelling unit, as a percentage of the total
22 number of dwelling units.
23 v. How the developer plans to phase the project

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25 b. To the extent possible, the project shall be phased roughly proportionate to the
26 overall percentage of any one given housing type. If this is not possible, the
27 developer shall present the Planning Commission and City Council with reasons
28 why it is not possible and said Commission and/or Council may waive this
29 requirement.

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31 i. Example: If a phase is 20% of the given project, it should contain no more
32 than 20% of the total number of any given dwelling unit in the project.
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