



Hamilton Zoning Update

Phase II – Preliminary Residential Districts

Zoning Code Update Working Group

July 15, 2024

Meeting Overview

1. Results of Neighborhood Meetings Round 2
2. Review Preliminary Residential Districts
3. Zoning Update Timeline

Neighborhood Meetings

- Five meetings throughout Hamilton (~17 attendees)
- Present & listen to input on 10 zoning update action items
- Discussions primarily focused on R1 district

Common Themes

1. Generally favorable to R-1 district, including slight increases in allowed density
2. Need standards to preserve neighborhood form
3. Desire for smaller home products

Proposed Residential Districts

- Residential-1 (R-1)
- Residential-2 (R-2)
- Residential-3 (R-3)

R-1 District - Intent

- The R-1 district is intended to be a walkable residential neighborhood, with blocks, alleys, and retail & services within walking distance. The R-1 district accommodates a variety of low-intensity housing options including detached single-family homes, duplexes, triplexes, fourplexes, and accessory dwelling units. The R-1 district is intended for areas of infill on Hamilton's westside as well as areas of new development intended to replicate patterns of traditional neighborhood development.

R-1 Permitted Uses

- Up to four dwelling units per parcel (attached or detached)
- Manufactured housing
- Accessory dwelling units
- Short-term rentals
- Accessory buildings
- Community residential facilities with eight or fewer residents
- Day-care homes
- Home occupations

R-1 Conditional Uses

- Churches
- Community Center

R-1 Minimum Lot Area

- One to Two dwellings: 4,200 square feet
- Three to Four dwellings: 2,000 square feet per unit

R-1 Minimum Lot Width

- One to Two family dwellings: 30-feet
- Three to Four family dwellings: 60-feet

R-1 Setbacks

- Front:
 - Front façade of main building: 20-feet
 - Front facing garages: At least 5-feet behind front façade of main building
- Side:
 - 1 to 1.5 story buildings: 5-feet
 - 2 to 2.5 story buildings: 10-feet
 - Corner lots: 10-feet measured from the property line adjacent to the nonprimary street.

R-1 Setbacks

- Rear:
 - Main building: 20-feet
 - Accessory building: 5-feet
 - Garages open to alley: 10-feet
- Encroachments into Setbacks: Porches, Balconies, Bay Windows, Chimneys, Stairs, Roof Eaves and the like may encroach into the building setbacks, as outlined below.
 - Front: 5-feet
 - Side: 3-feet
 - Side street: 5-feet
 - Rear: 10-feet
 - Encroachments shall not encroach closer than 2 feet to any property line.

R-1 Height

- Main Building:
 - 2.5 stories
 - To highest roof peak: 35-feet
 - To highest eave: 25-feet
- Accessory Building:
 - 1.5 stories
 - To highest roof peak: 20-feet
 - To highest eave: 15-feet
- Chimney's may extend 5-feet about highest roofline

R-1 Lot Coverage

- Maximum lot coverage: 50%

R-1 Questions

- Should there be a maximum front setback line?
- Should mobile homes be allowed as a use in the R-1?
- Should there be building footprint or size standards?

R-2 District - Intent

- The R-2 district is intended to be a walkable residential neighborhood accommodating a variety of low to moderate-intensity housing options including detached single-family homes, duplexes up to sixplexes, and accessory dwelling units. The R-2 is intended to apply to newly developing areas.

R-2 Permitted Uses

- Up to six dwelling units per parcel (attached or detached)
- Townhomes
- Manufactured housing
- Accessory dwelling units
- Short-term rentals
- Accessory buildings
- Community residential facilities with eight or fewer residents
- Day-care homes

R-2 Conditional Uses

- Churches
- Community Center

R-2 Minimum Lot Area

- One to Two dwellings: 4,000 square feet
- Three to Four dwellings: 6,000 square feet
- Five dwellings or more: 8,000 square feet
- Townhomes: 1,600 square feet

R-2 Minimum Lot Width

- Minimum Lot Width:
 - One to Two dwellings: 30-feet
 - Three to Four dwellings: 50-feet
 - Five dwellings or more: 70 feet
 - Townhomes: 20-feet

R-2 Setbacks

- Setbacks
 - Front façade of main building: 15-feet
- Side:
 - 5-feet
 - Corner lots: Ten feet measured from the property line adjacent to the nonprimary street.
- Rear:
 - Main building: 20-feet
 - Accessory building: 5-feet
 - Garages open to alley: 10-feet

R-2 Setbacks

- Rear:
 - Main building: 20-feet
 - Accessory building: 5-feet
 - Garages open to alley: 10-feet
- Encroachments into Setbacks: Porches, Balconies, Bay Windows, Chimneys, Stairs, Roof Eaves and the like may encroach into the building setbacks, as outlined below.
 - Front: 5-feet
 - Side: 3-feet
 - Side street: 5-feet
 - Rear: 10-feet
 - Encroachments shall not encroach closer than 2 feet to any property line.

R-2 Height

- Main Building:
 - 2.5 stories
 - To highest roof peak: 35-feet
 - To highest eave: 25-feet
- Accessory Building:
 - 2 stories
 - To highest roof peak: 25-feet
 - To highest eave: 15-feet
- Chimney's may extend 5-feet about highest roofline

R-3 District - Intent

- The R-3 district is intended to provide for higher density housing through a variety of building types including apartments, cottage courts, townhomes, and condominiums.

R-3 District – Minimum Density

- The minimum density in the R-3 district shall be 10 units for gross acre.

R-2 Permitted Uses

- Apartments
- Townhomes
- Cottage Courts
- Short-term rentals
- Accessory buildings
- Group living
- Community residential facilities with eight or fewer residents
- Day-care homes

R-3 Conditional Uses

- Day Care Center
- Community Center
- Churches

R-3 Minimum Lot Area

- None

R-3 Minimum Lot Width (In Progress)

R-3 Height (In Progress)

R-3 Lot Coverage (In Progress)

Other Items In Progress

- Building Massing and articulation standards
- Standards for multiple buildings on one lot
- Non-Conforming Lots, Structures, and Uses
- Townhome Standards
- Home Occupation Regulations
- Graphics

Conceptual Mapping

Phase II Zoning Update Timeline

- August: Working group meeting
- September & October:
 - Public meetings to present and discuss draft residential district standards
 - Neighborhood walks
 - Working group meeting
- November:
 - Working group meeting
 - Neighborhood meetings
- December/January:
 - Public review draft of updates
 - Open house

Phase II Zoning Update Timeline

- February & March 2025:
 - Zoning Commission Public Hearing
 - Two City Council Public Hearings