

Proposed Zoning Text Amendments – Housing NOW!

Housing NOW! Recommendation	Zoning Ordinance Implications	Ordinance Amendment for 01/25/18 PC PH	Planning Commission Recommendation
Recommendation #3. Proposed ordinance to provide incentives for small-scale development	Modify current review process and site layout and building placement standards. <i>Relevant Zoning Ordinance Articles: 2, 5, 9 and 16</i>	Reduce minimum dwelling unit width from 18 feet to 14 feet ¹	No change.
		Eliminate minimum lot area requirement (20,000 sq. ft.) for multi-family residential developments within TN Neighborhoods. ²	No change.
		Allow the construction of two-family residential developments by-right in the LDR zone district when located on a corner parcel or within one-hundred (100) feet from a TBA, TOD, TCC or C zone district. Also, align two-family lot width and area requirements with single family residential. ³	Allow the construction of two-family residential developments by-right in the LDR zone district when located on a corner parcel or within five-hundred (500) feet from a TBA, TOD, TCC or C zone district. Also, align two-family lot width and area requirements with single family residential.
		Allow the construction of multi-family residential developments by-right in the LDR zone district when all of the following criteria is met ⁴ : <ul style="list-style-type: none"> • Located within one-hundred (100) feet from a TBA, TOD, TCC or C zone district • No more than 4 units per building 	Allow the construction of multi-family residential developments by-right in the LDR zone district when all of the following criteria is met: <ul style="list-style-type: none"> • Located within five-hundred (500) feet from a TBA, TOD, TCC or C zone district • No more than 4 units per building

¹ Sec. 5.2.07.C. Single-Family Dwellings, Detached

² Sec. 5.5.06.A. Site Layout and Building Placement

³ Sec. 5.5.05.B Table of Uses, *New - Sec. 5.5.05.C Two-Family Residential Use Restrictions, Sec. 5.5.06.B.3.B.i Lot Area requirements for two-family residential, Sec. 5.5.06.C.2.b.i Lot Width requirements for two-family residential,

⁴ Sec. 5.5.05.B Table of Uses, Sec. 5.5.05.D Multiple-Family Residential Use Restrictions, New - Sec. 5.9.20.F Building Elements requirements for “small multi-family residential” developments, Sec. 5.16.02.H Definitions for “small” and “other” multiple-family dwelling units

		<ul style="list-style-type: none"> • Complies with maximum building width and footprint • Development complies with current form standards as well as new design guidelines formed with neighborhood input 	<ul style="list-style-type: none"> • Complies with maximum building width and footprint • Development complies with current form standards as well as new design guidelines formed with neighborhood input
<p>Recommendation #6. Proposed ordinance to provide incentives for increased density</p>	<p>Add residential density bonus so to incentivize developments with units priced at or below a determined Area Median Income (AMI). <i>Relevant Zoning Ordinance Articles: 5 and 6</i></p>	<p>Add an Affordable Housing Bonus within Articles 5 (Residential Zone Districts) and 6 (Mixed-Commercial Zone Districts) with requirements that a project must⁵:</p> <ul style="list-style-type: none"> • Be located within 300 feet of a transit line • At least 20 units are developed as part of the project • Rental units: not less than 30% of the total number of units are provided at or below 60% AMI • Owner units: not less than 30% of the total number of units are provided at or below 60% AMI 	<p>Add an Affordable Housing Bonus within Articles 5 (Residential Zone Districts) and 6 (Mixed-Commercial Zone Districts) with requirements that a project must:</p> <ul style="list-style-type: none"> • Be located within 300 feet of a transit line • At least 20 units are developed as part of the project • Rental units: not less than 30% of the total number of units are provided at or below 60% AMI • Owner units: not less than 30% of the total number of units are provided at or below 60% AMI • Added a failure to perform clause and recording of agreement with deed
<p>Recommendation #8. Proposed ordinance to permit accessory dwelling units by right</p>	<p>Allow for the development of Accessory Dwelling Units (ADU's) by-right within the residential zone districts. <i>Relevant Zoning Ordinance</i></p>	<p>ADU's would be permitted by-right within the LDR and MDR zone districts, subject to the use restrictions of Article 9. Article 9 regulations have been modified as follows⁶:</p> <ul style="list-style-type: none"> • Modify minimum lot area of 5,000 square feet to lots meeting the minimum lot area for the applicable zone district. • Regulate maximum building height for detached ADU's 	<p>No change.</p>

⁵ Sec. 5.5.06.I.2 Table – Summary of Available Residential Bonuses, Sec. 5.5.06.I.4.a, Sec. 5.6.08..3 Bonus Table, Sec. 5.6.08.B.2.g Bonus Allowances (for affordable housing)

⁶ Sec. 5.2.08.G Residential Accessory Buildings, Sec. 5.5.05.B Table of Uses, Residential Zone Districts, Sec. 5.9.02 Use Regulations, Applicability, Sec. 5.9.03 Use Regulations, Accessory Dwelling Units

	<i>Articles: 2, 5 and 9</i>	<ul style="list-style-type: none"> • Permit two-story detached ADUs • Increase floor area ratio between ADU and primary structure • Eliminate maximum occupancy and number of bedrooms 	
<p>Recommendation #9. Proposed ordinance to permit non-condo, zero-lot-line housing</p>	<p>Modify Attached Single-Family residential use requirements so to encourage this type of development pattern. <i>Relevant Zoning Ordinance Article: 5 and 9</i></p>	<p>Permit Attached Single-Family residential dwelling units by-right within the LDR zone district where the following criteria is met⁷:</p> <ul style="list-style-type: none"> • Four (4) or less attached units per structure are proposed • The parcel is within one-hundred (100) linear feet of a TBA, TOD, TCC or C zone district as measured from the closest point of the parcels along the public right-of-way. 	<p>Permit attached single-family residential dwelling units by-right within the LDR zone district where the following criteria is met:</p> <ul style="list-style-type: none"> • Eight (8) or less attached units per structure are proposed • The parcel is within five-hundred (500) linear feet of a TBA, TOD, TCC or C zone district as measured from the closest point of the parcels along the public right-of-way.
		<p>Reduce minimum dwelling unit width from eighteen (18) feet to fourteen (14) feet.⁸</p>	<p>No change.</p>
		<p>Eliminate a requirement for minimum lot width, allowing dwelling unit width to control with TN neighborhood⁹</p>	<p>Eliminate a requirement for minimum lot width, allowing dwelling unit width to control within TN, MCN and MON neighborhoods</p>
		<p>Reduce minimum lot area from 3,000 square feet (in TN-LDR) to 1,500 square feet and from 2,250 square feet (in TN-MDR) to 1,250 square feet.¹⁰</p>	<p>Reduce minimum lot area from 3,000 square feet (in TN-LDR) to 1,500 square feet and from 2,250 square feet (in TN-MDR) to 1,250 square feet. Reduce minimum lot area for MCN and MON neighborhoods</p>

⁷ Sec. 5.5.05.B Table of Uses, Sec. 5.5.05.C Attached Single-Family Use Restrictions

⁸ Sec. 5.9.06.D Attached Single-Family use regulations

⁹ Sec. 5.5.08.A Site Layout and Building Placement standards

¹⁰ Sec. 5.5.08.A Site Layout and Building Placement standards