**Proposed Zoning Text Amendments – Housing NOW!**

<table>
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<tr>
<th>Housing NOW! Recommendation</th>
<th>Zoning Ordinance Implications</th>
<th>Ordinance Amendment for 01/25/18 PC PH</th>
<th>Planning Commission Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recommendation #3. Proposed ordinance to provide incentives for small-scale development</td>
<td>Modify current review process and site layout and building placement standards. <em>Relevant Zoning Ordinance Articles: 2, 5, 9 and 16</em></td>
<td>Reduce minimum dwelling unit width from 18 feet to 14 feet&lt;sup&gt;1&lt;/sup&gt;</td>
<td>No change.</td>
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<td>Eliminate minimum lot area requirement (20,000 sq. ft.) for multi-family residential developments within TN Neighborhoods. &lt;sup&gt;2&lt;/sup&gt;</td>
<td>No change.</td>
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<td>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. &lt;sup&gt;3&lt;/sup&gt;</td>
<td>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.</td>
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|  |  | Allow the construction of multi-family residential developments by-right in the LDR zone district when all of the following criteria is met<sup>4</sup>:  
  - 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:  
  - Located within five-hundred (500) feet from a TBA, TOD, TCC or C zone district  
  - No more than 4 units per building |

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<sup>1</sup> Sec. 5.2.07.C. Single-Family Dwellings, Detached  
<sup>2</sup> Sec. 5.5.06.A. Site Layout and Building Placement  
<sup>3</sup> 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,  
<sup>4</sup> 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
| Recommendation #6. Proposed ordinance to provide incentives for increased density | Add residential density bonus so to incentivize developments with units priced at or below a determined Area Median Income (AMI). *Relevant Zoning Ordinance Articles: 5 and 6* | Add an Affordable Housing Bonus within Articles 5 (Residential Zone Districts) and 6 (Mixed-Commercial Zone Districts) with requirements that a project must:\n\- 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 | Add an Affordable Housing Bonus within Articles 5 (Residential Zone Districts) and 6 (Mixed-Commercial Zone Districts) with requirements that a project must:\n\- 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 |
| Recommendation #8. Proposed ordinance to permit accessory dwelling units by right | Allow for the development of Accessory Dwelling Units (ADU’s) by-right within the residential zone districts. *Relevant Zoning Ordinance* | 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 follows:\n\- 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 | No change. |

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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
| Recommendation #9. Proposed ordinance to permit non-condo, zero-lot-line housing | Modify Attached Single-Family residential use requirements so to encourage this type of development pattern. *Relevant Zoning Ordinance Article: 5 and 9* | Permit Attached Single-Family residential dwelling units by-right within the LDR zone district where the following criteria is met\(^7\):  
- 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. | Permit attached single-family residential dwelling units by-right within the LDR zone district where the following criteria is met:  
- 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. |
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<td>Reduce minimum dwelling unit width from eighteen (18) feet to fourteen (14) feet.(^8)</td>
<td>Eliminate a requirement for minimum lot width, allowing dwelling unit width to control with TN neighborhood(^9)</td>
<td>Eliminate a requirement for minimum lot width, allowing dwelling unit width to control within TN, MCN and MON neighborhoods</td>
<td>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.(^9)</td>
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<td>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)</td>
<td></td>
<td>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.</td>
<td>Reduce minimum lot area for MCN and MON neighborhoods</td>
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\(^7\) 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