



Planning Department

Staff Report

REZN-10-25-2079

Text Amendment Change to the UDO

A request to amend the text of the Unified Development Ordinance (UDO) for various items.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

- 1. Explanation of Revisions: Amend Section 9.3.3.B by deleting #14 *Rhythm of spacing of buildings on streets*.**

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 9.3.3.B Powers and Duties</p> <p>Section 9.3.3.B.14</p> <p>14. <i>Rhythm of spacing of buildings on streets</i>. Make decisions regarding front, side, side-corner, and rear setbacks on primary structures. Said decisions shall not need BZA approval.</p>	<p>Sec. 9.3.3.B Powers and Duties</p> <p>Section 9.3.3.B.14</p> <p>XXX</p>

- 2. Explanation of Revisions: Amend Table 2.2.2 to amend front, side, and side corner setbacks for SF Detached.**

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
HIST										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20 / 10	10 / 5	20 / 10	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit. ² Applies to end units only.										

3. Explanation of Revisions: Amend Table 2.3.2 by amending SF Detached dimensions in the Uptown (UPT) zoning district.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
UPT										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20 / 10	10 / 5	20 / 10	30	⁴
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 ³	0	0	
Mixed Uses	4,000	None	100%	40	150	0	0/15 ³	0	0	²
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.										
² Residential uses are to be located above the ground floor.										
³ 15 feet when abutting a residential zoning district.										
⁴ Single family residential homes shall not be subject to UFB review in the Liberty District.										

4. Explanation of Revisions: Amend Section 3.2.30.1. by adding Liberty District to Location.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 3.2. Additional Standards Applicable to Specific Uses.</p> <p>Section 3.2.30.1. Dwelling, Single-family Detached</p> <p>A single family detached dwelling shall comply with the standards listed below.</p> <p>A. <i>Location.</i> A single family detached dwelling shall only be permitted in the High Uptown Historic District within the UPT zoning district.</p>	<p>Sec. 3.2. Additional Standards Applicable to Specific Uses.</p> <p>Section 3.2.30.1. Dwelling, Single-family Detached</p> <p>A single family detached dwelling shall comply with the standards listed below.</p> <p>A. <i>Location.</i> A single family detached dwelling shall only be permitted in the High Uptown Historic District and the Liberty District within the UPT zoning district.</p>

5. Explanation of Revisions: Add Dwelling, Carriage House to RMF1, RMF2, and RO zoning districts.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8 ²	20	30	
Duplex	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30	
Multifamily and Condo	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30	
Nonresidential Use	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20		
Note. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use. ² Applies to end units only. ³ Carriage house dwellings are only allowed in multi-family dwelling complexes.										

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF2										
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20 ²	30	
Duplex	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Multifamily and Condo	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Nonresidential Use	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Note. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use. ² Applies to end units only. ³ Carriage house dwellings are only allowed in multi-family dwelling complexes.										

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RO										
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20	30	
Multifamily and Condo	10,000 (1,000)	43	100%	75	150	25	12	25	40	
Nonresidential Uses	10,000	43	100%	75	150	25	12	25	40	
Mixed Uses	10,000 (1,000)	43	100%	75	150	25	12	25	40	2
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use. ² Residential uses are to be located above the ground floor. ³ Carriage house dwellings are only allowed in multi-family dwelling complexes.										

6. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for *Dwelling, carriage house*.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 13.1.1. Definitions.</p> <p>Section 13.1.1</p> <p>XXX</p>	<p>Sec. 13.1.1. Definitions.</p> <p>Section 13.1.1</p> <p><i>Dwelling, carriage house</i> means a detached one- or two-family residential dwelling unit located on the same lot as a principal multi-family structure, typically situated above or adjacent to a garage or other accessory structure. A carriage house shall be designed to be occupied by one of two families and shall include independent access, kitchen, bathroom, and sleeping facilities.</p>