

**PDD Rezoning Request – 6612 and 6618 SAWYER RD****Summary of Requested Revisions to Sec. 15.02.310 "R-4" townhouse district**

<b>Paragraph</b>	<b>Section 15.02.310 - R-4 Townhouse District – Zoning Ordinances</b>	<b>Current R-4 Standards</b>	<b>Requested Revisions</b>
b.2	Maximum Density	20 units / Acre	30 units / Acre
b.3	Minimum Depth	120 ft	40ft
b.4	Minimum Floor Space	1,400 SQFT	1,200 SQFT
b.6	Maximum Height	3 stories	3-1/2 stories
c.1	Minimum Front yard setback	30 ft	5 ft
c.2	Rear Yard		N/A Delete section
c.3	Side Yard		N/A Delete section
c.4	Corner lot		N/A Delete section
c.5	Reverse Frontage		N/A Delete section
d.7	Minimum off-street Parking spaces	2	1

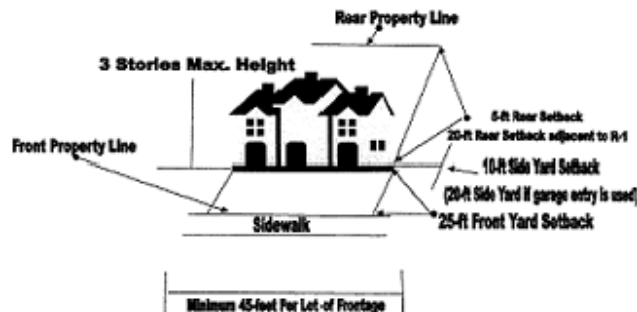
---

## Sec. 15.02.310 "R-4" townhouse district

- (a) *Purpose and description.* The R-4 district is composed mainly of areas suitable for townhouse dwellings. The R-4 townhouse district implements the policies of the master plan by 1) protecting the residential character of the areas by prohibiting commercial and industrial activities; 2) encouraging a suitable neighborhood environment for family life; 3) preserving the openness of the area and the unique residential design of a townhouse, by requiring that certain minimum yard and area standards and building construction standard requirements are met; 4) recognizing that land is a valuable resource and is in short supply within the city; 5) encouraging a level of growth that provides housing opportunities to meet the different housing needs of all income types of the city's present and future populations.
- (b) *Lot regulations.*
- (1) *Area.* See density requirements.
  - (2) *Density.* No development shall exceed a density of more than ~~20 units~~ **30 units** per acre, nor contain less than 10,000 square feet. The total dwelling units in any group of attached dwellings shall not be less than three.
  - (3) *Depth.* The minimum depth of the lot shall be ~~120 feet.~~ **40 feet.**
  - (4) *Floor space.* There shall be a total heated living area in each townhouse unit of not less than the following: One-story - 1,000 square feet; two- or three-story - ~~1,400~~ **1,200** square feet.
  - (5) *Frontage.* There shall be a minimum of 45 feet per lot of frontage on a public right-of-way.
  - (6) *Height.* A maximum of three **and half** stories shall be allowed in the R-4 district.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum depth of **30 feet 5 feet**, except as hereinafter provided.
  - (2) *Rear yard.* ~~A rear yard setback of 25 feet is required. A rear yard shall not be required when the townhouse lot abuts an alley or access easement having a minimum width of 24 feet which is used to provide ingress and egress to such townhouse development, except that a 25-foot setback is required if a garage entry is used. For townhouse lots that abut at the rear, an alley or access easement having a minimum width of 24 feet shall be required.~~
  - (3) ~~*Side yard.* A minimum of ten feet, or 25 feet if garage entry is used, shall separate any townhouse or garage structure from the property line that parallels the curb. Each corner lot shall have a side yard of at least 25 feet. No portion of a townhouse or accessory structure in, or related to, one group of contiguous townhouses shall be closer than ten feet to any portion of a townhouse or accessory structure related to another group. In cases of reversed frontage, a side yard equal, at least, to the depth of the front yard required for a structure fronting the side street shall be required. A side yard of ten feet shall be provided when townhouse lots abut a side lot line outside of the development.~~
  - (4) ~~*Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side equal to the front yard.~~
  - (5) ~~*Reverse frontage.* On corner lots, where interior lots have been platted or sold, fronting on the side street, a side yard shall be provided on the street side equal to the front yard on the lots in the rear. No accessory building on said corner lot shall project beyond the front line of the lots in the rear.~~
- (d) *Other.*

- (1) *Accessory buildings.* Shall be allowed, but shall be located no closer than five feet from any property line, and must be located in the rear yard. In no case shall an accessory building occupy more than 25 percent of the total open space in the rear yard.
- (2) *Firewall.* A two-hour rated firewall of materials and construction, as required by the currently adopted versions of the International building and fire codes, shall separate each adjacent townhouse unit. The firewall is to be constructed so as to be continuous from the foundation to the roof deck.
- (3) *Landscaping.* A total of 35 percent of street yard area must be landscaped. The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended. See appendix A for a list of trees, shrubs and plants suitable for the region. Also see division 9 of this article for other landscaping regulations.
- (4) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
- (5) *Masonry required.* Townhouses shall be constructed of masonry or other similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
- (6) *Nonconforming dwellings.* The provisions of this section shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to dwellings built hereafter on the same lot to replace such nonconforming dwellings as may be destroyed by fire, windstorm or other involuntary cause.
- (7) *Parking.* **Two** A minimum of one off-street parking spaces shall be provided for each separate townhouse unit. Garage areas shall not be counted as off-street parking areas. **Each townhouse unit shall have at least one street curb parking area 20 feet long.**
- (8) *Public facilities.* All townhouse developments shall be connected to the city's water and sewer system and shall be provided sidewalks and fire protection. See article 10.02 (subdivision ordinance).
- (9) *Storage.* Outside storage is not allowed in the R-4 district, with the exception of vehicles, trailers, recreational vehicles and boats in accordance with article 3.05 and article 12.03 of the Leon Valley City Code. Items to be stored must be completely contained in either the townhouse units, garage or an accessory building.

Figure 5 (R-4 Townhouse)



(1972 Code, sec. 30.610; 2008 Code, sec. 14.02.310)

