



AGENDA ITEM SUMMARY FORM

MEETING DATE: May 3, 2022

ITEM TITLE: Public Hearing- ZTA-22-04

ITEM SUMMARY:

The proposed amendments to Section 36-207(b)(4) are being proposed by Town Staff to establish a maximum density requirement of eight dwelling units per acre in the C, General Commercial District. Currently, Section 36-207(b)(4) establishes that detached single-family dwellings, two-family (duplexes) dwellings, multifamily dwellings, and accessory buildings are permitted in the C, General Commercial District according to the dimensional requirements of the RS-8 Multifamily Residential District. The dimensional requirements of the RS-8 District are established in Section 36-203(d) and they address yards (setbacks), lot coverage, lot width, building height, etc., but they do not address density. The density requirement for the RS-8 District is established in Section 36-203(a) at eight dwelling units per acre which should also be required for residential development in the C, General Commercial District.

STAFF RECOMMENDATION:

Town Staff has determined that the proposed amendments are consistent with the Town's currently adopted Land Use Plan and Town Staff recommends approval of the proposed ZTA. The Town Planning Board unanimously (6-0) recommended approval of the application at the April 18, 2022 Planning Board meeting.

REQUESTED ACTION:

Motion to approve ZTA-22-04.