

# STAFF REPORT



**SUBJECT:** R-3 (Multifamily) Zoning Review

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director

## BACKGROUND:

At the July 6, 2021, City Council meeting, the Committee was assigned the task of reviewing the R-3 zoning classification in an effort to identify mechanisms that could integrate current housing trends relating to townhome style housing while preserving our traditional style neighborhoods.

The following items are provided for discussion purposes:

- A. Consider removing the townhome requirements from the R-3 zoning classification and establish a separate zoning classification. Consider if additional housing preferences, such as zero lot line or patio style homes, may need to be included in the new zoning classification.
- B. Make a clear distinction on density requirements for the new zoning classification (current density is 14 units per acre for townhomes). Alternatively, set a density ratio at a multiplier of the existing district (for example, R-1 requires a minimum lot size of 7,500 square feet or 5.8 lots per acre. The new zoning would be the multiplier x the existing density).
- C. Define the types of housing that will fall into the new zoning category and include the maximum allowed density.
- D. Require that any variations from density/setback requirements for the newly established zoning classification require a residential site plan submittal and subsequent approval through Planning & Zoning and City Council. Establish certain submittal requirements for the site plan review and approval to ensure the new structures complement existing housing.
- E. Allow for a higher density for R-3 zoning over the newly established zoning classification (R-3 is currently allowed up to 24 units per acre). Increase parking requirements intended for student housing properties, revising from "per unit" to "per bed."
- F. Establish a clear distinction between R-3 zoning and the newly established zoning classification in regards to parcel requirements. Consider modifications to the R-3 zoning to clearly define that such zoning is generally established for managed properties on a single-parcel while the newly established zoning will generally allow for replatted properties where each unit is individually platted and typically, owner occupied.
- G. Do not provide a site plan pathway for R-3 zoning – maintaining the current process whereby variance requests are decided before the Board of Adjustment.