Zoning Text Amendment—Standards for Single Family Residences in Multi-Family Zoning Districts

Planning Commission Subcommittee Meeting No. 8

February 11, 2013, 6:00pm

City Hall Conference Room

Background

Purpose

 Draft regulations which would discourage or prohibit the development of large single family homes on multi-family parcels which maximize entitlements. Draft regulations which would discourage the conversion of existing multi-family housing to single family housing.

❖ Background

- The General Development Regulations (Zoning Ordinance Chapter 10.40) guide the location, design and development of new land uses and structure and the alteration of existing uses and structures. The general development standards (i.e., minimum parcel standards, floor area ratio, building coverage, height, setbacks and parking) interface with the development requirements of the various Zoning Districts to provide site development standards in each residential Zoning District. The development standards for each district apply uniformly to each parcel in the same Zoning District. Therefore, single-family dwellings in Two-Family (R-2-2.5 and R-2-5) and Multi-Family (R-3) Zoning Districts are be subject to the same development standards as duplex and apartments in Two-Family (R-2-2.5 and R-2-5) and Multi-Family (R-3) Zoning Districts. In terms of floor area and building coverage (restrictions on bulk and mass), the development standards of the Two-Family and Multifamily Zoning Districts are more generous.
- O An issue that the Planning Commission has grappled with in the past is how to maintain the housing stock while keeping with the character of the neighborhood when considering proposals for single-family dwellings on R-2-2.5, R-2.5 and R-3 parcels. For example, the Planning Commission has reviewed projects for the conversion of duplexes to single-family homes and the construction of single-family dwellings in multi-family zoning districts which request the maximum floor area/building coverage allowances for the particular Zoning District. The result has been a loss of housing stock and construction of new residences which are built out in terms of mass and bulk.

Planning Commission Meetings

- The Planning Commission met on December 1, 2010 and December 15, 2010 to review an amendment to Zoning Ordinance Table 10-22-2 (Site Development Standards-Residential Zoning Districts) to require single-family dwellings in Two-Family (R-2-2.5) and Multi-Family (R-3) Zoning Districts to comply with the maximum site development standards of the Single-Family (R-1-6) Zoning District. After discussion the Planning Commission formed a subcommittee of Planning Commissioners Bair and Cox to look at the issues more in-depth.
- After the subcommittee has wrapped up its work, the recommended amendments would go back to the Planning Commission for consideration. The Planning Commission could forward a recommendation to the City Council.

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