

**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

Staff Concerns

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- Staff has a number of concerns regarding the draft regulations, primarily focused on the usability of the draft regulations, overly onerous burden put on property owners, and uncertainty of the non-conformity regulations of the Zoning Ordinance.
 - 1- The modifications to the development standards are complicated. They are not easily explainable to members of the public and could lead to confusion and miscommunication. Staff strongly suggests that if the subcommittee continues to recommend modifications to the standards that the modifications be simplified.
 - 2- The modifications to the development standards require a property owner to know their exact parcel size. For property owners at the concept stages of development modifications, having regulations that distinguish between parcels 3,000 square feet and 3,500 square feet and 4,500 to 5,000 square feet is overly onerous as a parcel survey would be required (unless a recent survey is on file—neither City Hall records nor County records have proven to be entirely accurate).
 - 3- The modifications to the development standards will create approximately 80 non-conforming parcels with regard to floor area standards alone. The non-conformity regulations of the Zoning Ordinance is unclear in some cases regarding redevelopment of non-conforming structures and therefore, additional uncertainty will be created by making so many non-conforming parcels with the modifications to the development standards.
- Staff suggests that the draft modifications to the Design Review permit findings and the incentives to provide multiple units alone could work to provide the Planning Commission with tools that are desired to evaluate single-family home projects in multi-family districts without modifications to the development standards. Additional language could be added to stress that single-family homes in multifamily districts shouldn't maximize the development standards unless there are unusual circumstances and emphasizes that the development standards are not entitlements.

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