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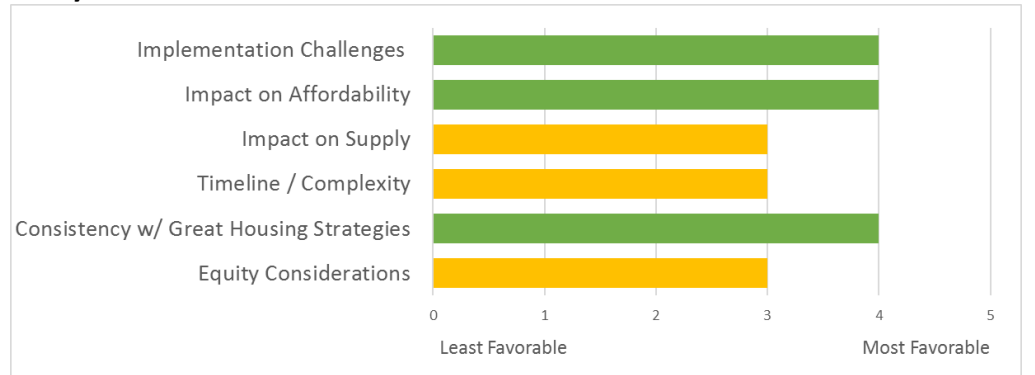
Non-Condo Zero Lot Line Units

Zoning Strategy

Proposal Summary

Modify attached single-family residential requirements to encourage this development pattern.

Analysis Quick Score:



If modify attached single-family requirements; then we can expect...

- Increased use of development tool.
- Expansion of home ownership opportunities.

Current Conditions

Attached single-family dwellings are defined by the Zoning Ordinance as: *a single-family dwelling attached to one (1) or more other single-family dwellings by a common vertical wall, with each dwelling located on a separate lot. This term includes town houses and row houses.* Attached single-family dwellings are permitted as a Special Land Use in Low Density Residential Zone Districts and by-right in the Mixed-Density Residential Zone Districts. Attached single-family Residential developments are subject to the requirements of Section 5.5.08.

The current zoning text amendment being considered by the City Commission would move the use requirements from Section 5.5.08 to Article 9, therefore giving the Planning Commission the authority to waive or alter the use regulations provided the standards of Section 5.12.12.E (Special Land Use Review Standards) are substantially met.

References: Zoning Code: Sections 5.5.05 and 5.5.08






Analysis

Attached Single-Family dwelling are not generally being developed in the City. Although the reasons for this are not well known, recent development meetings suggest that current requirements, such as minimum dwelling unit width and minimum lot area are significant barriers. Specifically, smaller projects cannot support a condominium development due to the initial legal cost of formation, lack of continued financial stability to support the condominium by the small pool of owners, and lack of interest in condominium board involvement from the required number of owners. However, when they seek to pursue attached single-family as an alternative to the condominium ownership format they have encountered other obstacles to the development, specifically meeting minimum lot sizes for each unit (even if met, on average) and meeting the minimum width requirements that apply to single-family structures. (The unit width requirements would not apply as multifamily). Architects have suggested that a reduction from the minimum 18-foot with to 16-foot width would still allow for an efficient and comfortable row house floor plan, but could substantially reduce costs using a structural design that would allow an exterior wall to exterior wall span without midpoint supports.

Implementation Challenges



The proposed changes are intended to reduce implementation challenges currently associated with the construction of attached single family units. (Score = 4)

<p>Impact on Affordability</p> 	<p>Facilitating the construction of attached single-family units could lead to additional opportunities for affordable home ownership. The cost of these units could be further mitigated through reduced lot size or building width and the associated reductions in underlying land cost or construction costs. The cost savings realized from not creating a condominium could also positively impact unit price. Finally, long-term energy savings can be gained in a format that has shared walls. <i>(Score = 4)</i></p>
<p>Impact on Housing Supply</p> 	<p>The change would not directly impact housing supply as it doesn't change the underlying permitted density, however it could provide incentive for the development of some infill sites. If such a use were allowed by right, there may be concern regarding the demolition of existing housing units and their replacement with new attached single family units. <i>(Score = 3)</i></p>
<p>Timeline / Complexity</p> 	<p>The timeline and complexity is dependent on the changes made and public engagement required. A minor reduction in only minimum building width could be considered relatively minor zoning text amendment and not generate substantial concern. Other changes, such as wholesale changes to zoning lot sizes could have much broader implications overall and require a more intensive engagement process. <i>(Score = 3)</i></p>
<p>Consistency with Great Housing Strategies</p> 	<ul style="list-style-type: none"> ✓ Provide a Variety of Housing Choices ✓ Encourage Mixed-Income Neighborhoods ✓ Create and Preserve Affordable Housing <ul style="list-style-type: none"> <input type="checkbox"/> Support Low-Income and Vulnerable Populations <input type="checkbox"/> Support Employers and Workforce Development <input type="checkbox"/> Encourage Alternative Transportation & Parking Options <input type="checkbox"/> Change Public Perception of Affordable Housing <input type="checkbox"/> Advocate for Change to State and Federal Policies <p><i>Commentary:</i> The proposed change would facilitate future construction of an additional housing type that is permitted but scarcely utilized within the City. The cost reductions from eliminating a need for a condominium and the potential cost-savings in construction could also impact affordability and encourage the creation of affordable ownership units. <i>(Score = 4)</i></p>
<p>Equity Considerations</p> 	<p>The proposed change does not have direct equity implications. <i>(Score = 3)</i></p>
<p>Possible Alternatives</p>	
<p>Option A: No immediate change, but allow modifications through the Planning Board review process, as proposed under the pending amendment to see if it generates adequate interest in attached single-family.</p>	
<p>Option B: Initiate a Zoning Text Amendment to modify minimum single-family unit width from 18 feet to 16 feet.</p>	
<p>Option C: Modify zoning lot size, zoning lot width, and/or approval processes.</p>	
<p>Recommendations / Actions:</p>	
<p>Housing Advisory Committee Recommendation:</p>	
<p>City Commission Action:</p>	

Attached Single-Family and Two-Family Dwellings

Sec. 5.5.08. - Attached Single-Family and Two-Family Dwellings.

Error! Hyperlink reference not valid.Error! Hyperlink reference not valid.Error! Hyperlink reference not valid.Error! Hyperlink reference not valid. An attached single-family or two-family dwelling is located on its own lot and shares one (1) or more common or abutting walls/floors/ceilings with one (1) or more dwelling units.

Examples include row houses and townhouses. Attached dwellings must comply with the dimensional and design standards of Sections 5.5.06. and 5.5.07., except where such standards are expressly modified by the following Section:

- A. *Conversion.* The conversion of attached single-family and two-family dwellings to a higher density on the same lot is prohibited, except where the building exceeds five thousand (5,000) square feet in Gross Floor Area and the Planning Director determines that the size of the house is out of character with other houses within a three (3) block radius. If it is determined that the conversion is permissible, the use shall be heard as a Special Land Use by the Planning Commission to determine the appropriate number of units.
- B. *New Construction.* New construction of a two-family dwelling is a Special Land Use in Low-Density Residential Zone Districts and is permitted by right in Mixed-Density Residential Zone Districts, in accordance with all applicable requirements found in Article 5 Residential Zone Districts.
- C. *Minimum Lot Area.* The minimum lot area per dwelling unit is the minimum lot area per dwelling unit of the Zone District.
- D. *Minimum Setbacks.*
 - 1. The minimum required interior side setback on the side of the dwelling unit containing the common wall is reduced to zero. The (interior) side and rear setback standards of the Zone District apply around the perimeter of the project.
 - 2. On corner lots, the interior side setback may be reduced to zero. However, the remaining side setback on a street must comply with the standards of the Zone District.
 - 3. On a corner lot, the required building setback from one (1) front lot line may be reduced to fifteen (15) feet. This setback may be further reduced to match the predominant setbacks of adjoining structures on the same side of the street between the nearest intersecting streets or alleys, provided that a minimum setback of three (3) feet is provided in all cases. Landscaping must be installed within these required setbacks.
- E. *Minimum Building Width.* Each dwelling shall have a minimum dimension of eighteen (18) feet in any horizontal dimension.
- F. *Separation Between Walls.*
 - 1. When the end wall of a row of attached single-family dwellings faces the front wall or rear wall of another row of attached dwellings, the minimum required separation between such buildings (excluding minor building projections allowed under Section 5.2.06.) is twenty (20) feet.
 - 2. Driveways and open parking areas may be located within this separation area, provided that landscaped planting areas with a minimum separation of four (4) feet from one building wall are provided.
- G. *Building Façades on Public Streets.*
 - 1. *Building Façades.* Building façades that face public streets shall include elements of a front façade, including doors and/or windows.
 - 2. *Façade Treatment.* The front of each attached single-family dwelling must be distinct through either the use of different façade materials; staggered building lines (minimum two (2) feet); an identifiable permanent architectural design element such as a chimney; pilaster or column (excluding gutter spouts or siding trim); or a combination of methods.
- H. *Roof Line.* The roof line of each attached single-family dwelling must be distinct through either a separation of roof pitches (minimum difference at least five (5) degrees), a difference in roof direction, a difference in roof height (minimum of two (2) vertical feet), or a combination of both methods.
- I. *Garage Doors.*
 - 1. *Garage Door Entrances.* Garage door entrances for individual attached single-family dwellings shall not be allowed to face a public street. Alleys or interior driveways shall be used, except as provided. This provision is not intended to prohibit garage doors that serve common parking areas.
 - 2. *Facing Public Street.* When garages for individual attached single-family dwellings must face a public street, garage doors shall be set back at least twenty (20) feet from the front lot line. Garage doors shall be subject to the same transparency requirements as the building façade.
 - 3. *Maximum Width.* Garage doors may not comprise more than forty (40) percent of the width of the street-facing façade of the structure containing the attached single-family dwellings. The maximum continuous, uninterrupted length of a garage door (or combination of smaller, one-car garage doors) along the street-facing façade may not exceed twenty-five (25) feet in width. A minimum separation of six (6) feet is required between garage doors.
 - 4. *Recess.* All garage doors must be recessed at least five (5) feet from the front building wall.
- J. *Private Yards.*

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1. *Private Yard.* Each attached single-family dwelling shall be provided a private yard. All private yards shall have a minimum contiguous area of two hundred (200) square feet.
 2. *Location.* The private yard shall be located immediately adjacent to the front wall, rear wall or end wall of the attached single-family dwelling it serves.
 3. *At Grade.* Required private yards may be located at grade, within four (4) feet of grade if a terrace or patio. An Administrative Departure may be approved for a deck that is more than four (4) feet above grade.
 4. *Contiguous to Common Open Space.* Required private yards may be located within a common open space area provided that the common area is contiguous and directly accessible to the attached single-family dwelling and the private yard area is in excess of the minimum required common open space.
 5. *Driveways and Parking.* No driveways or off-street parking spaces (open or enclosed) may be located within required yards.

K. *Common Open Space.*

1. *Minimum Required Open Space.* In addition to required private yards in Section 5.5.08.G., any attached single-family dwelling development of forty (40) or more units must provide a minimum of one hundred fifty (150) square feet of common open space per dwelling unit.
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