

Case No. 12-223M

Zoning Ordinance Amendments pertaining to Multi-Family Residential, Senior Multi-Family Residential, Independent Living, and Assisted Living Uses

- In August of 2009, Council Member Day stated that the City had too much multi-family residential zoning and that future multi-family developments need to be of a high quality.
- Staff researched and drafted a series of multi-family regulations that were intended to increase the quality of future multi-family residential construction.
- These proposed multi-family regulations were adopted by the City Council in May of 2010.

- Since May of 2010, Staff has received complaints that the regulations pertaining to multi-family residential development are too restrictive, specifically the **enclosed parking space requirement** for multi-family residential uses.
- In May of 2012, Council Members Day and Ussery requested that Staff reassess the multi-family residential regulations and bring back modified regulations that still ensure that a high quality development is constructed.

- On November 26, 2012, the Commission and Council provided feedback on the proposed ordinance amendments.
- That feedback is incorporated in the proposed amendments.

Staff has drafted multi-family regulations that address the following areas:

- *Provide a clear distinction between multi-family, senior multi-family, independent living, and assisted living uses*
- *Provide for modified parking standards for each use*
- *Provide for modified architectural standards for senior multi-family and multi-family residential uses*
- *Provide for an updated Schedule of Uses chart*
- *Provide clear definitions of what each use is*

What are the different uses?

- **Multi-Family Residential:** 3 or more units on one lot
- **Senior Multi-Family Residential:** 3 or more age-restricted (55 or older) units on one lot
- **Independent Living:** Private facility that allows for retirement living and which provides on-site meals and transportation services (may include recreation opportunities as well)
- **Assisted Living:** Private facility that provides on-site nursing care

What are the parking standards?

Use	Existing Requirement	Proposed Requirement
Multi-Family Residential	1 enclosed parking space per unit plus 0.5 space per bedroom	1 parking space per unit plus 0.5 space per bedroom; 50% of the units shall have an enclosed space*
Senior Multi-Family Residential	N/A	1 parking space per unit; 50% of the units shall have an enclosed space*
Independent Living	1 space for each unit	1 space for each unit
Assisted Living	1 space for every 4 beds	1 space for every 4 beds

* 50% may be reduced to 30% with the Council's approval of building elevations

Where are the uses allowed?

Use	Existing Zoning Districts	Proposed Zoning Districts
Multi-Family Residential	RG 25, RG 18, MF-1, MF-2, MF-3, MTC*, CHD*	No Change
Senior Multi-Family Residential	N/A	RG 25, RG 18, MF-1, MF-2, MF-3, MTC*, CHD*
Independent Living	N/A	RG 25, RG 18, MF-1, MF-2, MF-3, BG*, C*, O-1*, O*
Assisted Living	RG 25, RG 18, MF-1, MF-2, MF-3, NC, BN, BG, C	RG 25, RG 18, MF-1, MF-2, MF-3, NC, BN, BG, C, O-1*, O*

* With approval of a SUP.

What are the architectural regulations?

- *“Assisted Living” and “Independent Living” follow existing commercial point system (must receive 85 points for approval)*
- *“Multi-Family Residential” and “Senior Multi-Family Residential” will follow proposed architectural standards*

Components of the Proposed Architectural Standards

All must be satisfied:

1. *Roof Treatments*
2. *Exterior Finishing Materials*
3. *Exterior Color*
4. *Building Massing*
5. *Amenities*
6. *Major Enhancements*
7. *Minor Enhancements*
8. *Additional Requirements*

Exterior Finishing Materials

- *85% of each wall shall be masonry*
 - *Masonry is brick, stone, synthetic stone*
- *15% may be masonry, stucco, EIFS, CMU, wood lap siding, vinyl siding, glass curtain wall*
- *50% of each wall is required if walls are within a courtyard or not visible from ROW or residential zoning or use*

Amenities

The number of required amenities is determined by the number of residential units within the development (from 1 to 10 required)

- *Swimming Pool*
- *Jacuzzi*
- *Tot Play Lot*
- *Splash Pad*
- *Dog Park*
- *Business Center*
- *Theater Room*
- *Sport Court*
- *Fitness Center*
- *Golf Putting Green*
- *Centralized Open Space*
- *As Approved by P&Z*

Major Architectural and Site Enhancement

All sites must feature two of the following:

- *Exterior oriented ground floor entrances*
- *Private balconies and porches*
- *Divided median entrances*
- *Structured parking*
- *Other enhancements as approved by P&Z*

Minor Architectural and Site Enhancement

All sites must feature four of the following:

- *100% masonry finish on visible walls*
- *Two types of complementary masonry finishing*
- *Patterned brickwork*
- *Dormers*
- *Masonry chimneys*
- *Screening of HVAC*
- *Roof mounted HVAC*
- *Shutters*
- *Window treatments*
- *Internal downspouts*
- *Other enhancements as approved by P&Z*

Other Requirements

All must be satisfied:

- *Parking structures must match the main building's style*
- *Screening of off-street parking*
- *Concrete paving with curbs*
- *Maximum 2 stories (outside REC)*
- *Incorporation of exterior stairways*
- *No windows may be oriented towards residential within 150' (outside REC)*

Staff Recommendation

Staff recommends approval of the proposed ordinance amendments.