

MEMORANDUM

CITY OF GRAND RAPIDS

DATE: November 6, 2017

TO: Greg Sundstrom
City Manager

FROM: Suzanne Schulz
Managing Director of Design, Development and Community Engagement

SUBJECT: Housing Advisory Committee Recommendation #9 – Non-Condo Zero Lot Line Units (Attached Single-Family Residential)

The Housing Advisory Committee recommended the City consider a Zoning Ordinance amendment that would modify attached single-family residential dwelling unit requirements so to encourage this type of development pattern within the City's residential zone districts. Attached is a proposed ordinance amendment that would implement the recommendation.

The current ordinance permits attached single-family residential dwellings as a Special Land Use within the Low Density Residential (LDR) zone district and as a Permitted Use within the Mixed Density Residential (MDR) zone district. All attached single-family residential developments are subject to the use restrictions of Article 9. As amended, attached single-family dwellings would be permitted by-right within the Low Density Residential (LDR) (when certain conditions are met), subject to the use restrictions of Article 9, Section 5.9.06 of the Zoning Ordinance.

The proposed amendment would modify the requirements as follows:

1. Permit attached single-family residential dwelling units by-right within the LDR zone district where the following criteria is met (otherwise regulated as a Special Land Use):
 - a. Four (4) or less attached units per structure are proposed
 - b. The parcel is within one-hundred (100) linear feet of a TBA, TOD, TCC or C zone district as measured from the closest point of the parcels along the public right-of-way.
2. Reduce minimum dwelling unit width from eighteen (18) feet to fourteen (14) feet
3. Eliminate a requirement for minimum lot width, allowing dwelling unit width to control
4. Reduce minimum lot area from 3,000 square feet (in TN-LDR) to 1,500 square feet and from 2,250 square feet (in TN-MDR) to 1,250 square feet.

The proposed modifications were made following two neighborhood input sessions (October 23, 2017 and November 2, 2017) and a meeting with housing developers and architects (November 6, 2017).

ARTICLE 5 RESIDENTIAL ZONE DISTRICTS

- Section 5.5.01. Residential Zone Districts: Purpose and Intent.
- Section 5.5.02. Traditional Neighborhood Residential Zone Districts: Purpose and Intent.
- Section 5.5.03. Mid-20th Century Neighborhood Residential Zone Districts: Purpose and Intent.
- Section 5.5.04. Modern Era Neighborhood Residential Zone Districts: Purpose and Intent.
- Section 5.5.05. Uses of Land.
- Section 5.5.06. Site Layout and Building Placement Requirements.
- Section 5.5.07. Building Element Requirements.

Sec. 5.5.01. Residential Zone Districts: Purpose and Intent.

- A. Residential Zone Districts are divided into Low-Density Residential (LDR) Districts and Mixed-Density Residential (MDR) Districts within the framework of the three (3) Neighborhood Classifications of Traditional Neighborhoods (TN), Mid-20th Century Neighborhoods (MCN), and Modern Era Neighborhoods (MON).
- B. LDR, Low-Density Residential District. The Low-Density Residential District is intended to create, maintain and promote a variety of housing opportunities for individual households and to maintain the desired physical characteristics of the city's existing neighborhoods.
 - 1. The density ranges for each Low-Density Residential Zone District varies based upon the Neighborhood Classification in which it is located.
 - 2. Site and building placement regulations, as well as requirements for building elements, take the built environment into consideration as many of the areas that include this Zone District are in existing developed areas.
- C. MDR, Mixed-Density Residential District. The Mixed-Density Residential District is intended to create, maintain and promote a variety of housing types in areas where development already exists or where it is desired in the future.
 - 1. The density ranges for each mixed-density Zone District varies based upon the Neighborhood Classification in which it is located, but generally accommodates moderate-to high-density housing, including detached single-family houses, attached single-family dwellings, two-family dwellings, and multiple-family residential buildings.
 - 2. Site and building placement regulations, as well as requirements for building elements, have taken the built environment into consideration. The Master Plan recommendations in Section 10.0 *Development Character* and Section 10.9 *Higher Quality Medium and High-Density Residential Design* shall be used in site design, except where it is impractical or inconsistent with the neighborhood.

Sec. 5.5.02. Traditional Neighborhood Residential Zone Districts: Purpose and Intent.

- A. TN-LDR, Traditional Neighborhood—Low-Density Residential Zone District. The TN-LDR District is intended to protect established development patterns, consisting predominantly of medium-low density residential development in the form of detached single-family houses and two-family dwellings sited on individual lots. Pockets of medium- to high-density residential development are generally found along transit routes, near to business districts and along major streets. The redevelopment of sites shall remain consistent with this pattern of development.

- B. TN-MDR, Traditional Neighborhood—Mixed-Density Residential Zone District. The TN-MDR District is intended to provide a variety of housing choices in a spatially diverse manner while protecting established development patterns. Mixed-density neighborhoods are generally found along transit routes, near to business districts and along major streets. They often act as a transition between lower density residential development and non-residential uses. Redevelopment shall remain consistent with this pattern of development. The redevelopment of former commercial sites is a significant objective through context sensitive architectural designs and features common to the area.

Sec. 5.5.03. Mid-20 Century Neighborhood Residential Zone Districts: Purpose and Intent.

- A. MCN-LDR, Mid-20th Century Neighborhood - Low-Density Residential Zone District. The MCN-LDR District is intended to protect the established development pattern, consisting predominantly of low-density residential development characterized by single-family detached houses on individual lots with garages located to the side or rear of the main building. New development and building renovation shall be compatible with the valued characteristics of the existing built environment. To that end, a coordinated variety in design is encouraged. The repeated use of identical facade designs shall be avoided.
- B. MCN-MDR, Mid-20th Century Neighborhood - Mixed-Density Residential District. The MCN-MDR District is intended to provide a variety of housing choices in a spatially diverse manner. The established development pattern, consisting predominantly of low-density residential development characterized by two-family dwellings and small multiple family buildings, shall act as a transition between lower density residential development and non-residential uses. Context-sensitive architectural designs and features common to the area shall be used in the redevelopment of former commercial sites.

Sec. 5.5.04. Modern Era Neighborhood Residential Zone Districts: Purpose and Intent.

- A. MON-LDR, Modern Era Neighborhood - Low-Density Residential Zone District. The MON-LDR District is intended to reflect the low-density development pattern of single-family detached houses on large lots. The repeated use of identical facade designs shall be avoided. The preservation of natural features such as wetlands, woods and steep slopes are important components shall be included in development plans for a site.
- B. MON-MDR, Modern Era Neighborhood - Mixed-Density Residential Zone District. The MON-MDR District is intended to permit the moderate- to high-density single-use development pattern that presently exists; however, it strongly encourages the redevelopment of these properties into a mixed-density format where a variety of housing densities and styles are provided. The preservation of natural features such as wetlands, woods and steep slopes are important components and shall be included in development plans for a site.

Sec. 5.5.05. Uses of Land.

- A. Land Uses. Uses are allowed in residential Zone Districts in accordance with Table 5.5.05.B. Uses: Residential Zone Districts. Article 16 Definitions shall be referred to for clarity on the uses as listed. The following key is to be used in conjunction with the Use Table.
 - 1. Permitted Uses. Uses permitted by right in the Zone District, subject to compliance with all other applicable requirements of this Chapter. These uses are identified with a "P."

2. **Special Land Uses.** Uses which may be allowed subject to review and approval by the Planning Commission in accordance with Section 5.12.09., and all other applicable requirements of this Chapter. These uses are identified with an "S."
3. **Existing Uses.** Uses that were in existence prior to November 5, 2007 may continue to exist as non-conforming uses. These uses are identified with an "E." See Section 5.3.05.F.
4. **Uses Not Allowed.** Uses are prohibited in that Zone District. These uses are identified with an "X".
5. **Use Regulations.** Certain allowed uses, whether Permitted Uses or Special Land Uses, are subject to compliance with Article 9 or other provision of this Chapter or other City Code. These uses are identified under "Use or Other Regulations." A cell marked with "—" under this heading indicates that there are no additional use requirements. However, there may be other applicable regulations in this Chapter or other City Code for the uses listed that are not noted in the Use Table.
6. **Unlisted Uses.** Uses not listed in the Table 5.6.06.B. are also prohibited unless the Director determines that the use is similar to other uses listed either as a Permitted Use or Special Land Use in accordance with Section 5.4.04.
7. **Site Development.** Vehicle and bicycle parking requirements and pedestrian circulation requirements are in Article 10 Transportation and Mobility. Landscaping requirements are in Article 11 Landscaping and Green Infrastructure. Sign requirements are in Article 15 Signs.

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B. Allowed Uses Table.

| Table 5.5.05.B. Uses: Residential Zone Districts | | | | | |
|--|---|------------------------------------|---------|---------------------------------|---------|
| Use Category | Specific Use | TN, MCN, MON | | Use or Other Regulations | |
| | | LDR | MDR | | |
| RESIDENTIAL | | | | | |
| Household Living | Single-family dwelling, detached | P | P | 5.2.07. | |
| | Single-family dwelling, attached | P /S | P | 5.5.05.C. , 5.9.06. | |
| | Two-family dwelling - existing | E | P | 5.3.05.F. | |
| | Two-family dwelling - new construction | S | P | 5.5.06. | |
| | Multiple family dwelling | S/X | P | 5.5.05. D. , 5.9.20. | |
| | Manufactured housing community | X | P | 5.9.17. | |
| | Adult foster care | Family home (1-6 residents) | P | P | 5.9.04. |
| | | Small group home (7-12 residents) | S | S | |
| | | Large group home (13-20 residents) | X | S | |
| | Assisted living center | S | S | — | |
| | Nursing/convalescent home | S | S | — | |
| | Residential rehabilitation facility | S | S | 5.9.29. | |
| | Rooming or boarding house | S | S | 5.9.30., Chapter 116 | |
| | Single room occupancy (sro) | X | S | 5.9.32. | |
| | Transitional or emergency shelter | X | S | 5.9.36. | |
| Accessory Uses | Accessory dwelling unit | S | S | 5.9.03. | |
| | Accessory structure | P | P | 5.2.08. | |
| | Child care home | Family home (1-6 children) | P | P | — |
| | | Group home (7-12 children) | S | S | — |
| | Home occupation (Class A and Class B) | P | P | 5.9.14., Chapter 116 | |
| EDUCATIONAL, GOVERNMENT AND INSTITUTIONAL | | | | | |
| Educational | All educational uses | S | S | — | |
| | Technical, vocational, and trade school | S | S | — | |
| Government and Institutional | Adult day care center | X | S | 5.9.04. | |
| | Cemetery | P | P | — | |
| | Child care center | S | S | 5.9.09. | |
| | Community center | S | S | — | |
| | Community garden | P | P | — | |
| | Hospital | S | S | — | |
| | Library | P | P | — | |
| | Park, playground, plaza, square, urban open | P | P | 5.11.14. | |
| | Police and fire station | S | P | — | |
| | Religious institution | S | S | — | |
| Social service facility (w/o residential care) | S | S | 5.9.34. | | |
| COMMERCIAL, INDUSTRIAL AND UTILITIES | | | | | |

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| Use Category | Specific Use | TN, MCN, MON | | Use or Other Regulations | |
|------------------------------|--|--------------------|-----|--------------------------|---------|
| | | LDR | MDR | | |
| Commercial | Bed and breakfast | S | P | 5.9.08., Chapter 116 | |
| | Golf course, country club | P | P | — | |
| | Live-work unit | S | S | 5.9.16. | |
| Industrial or Transportation | Mineral extraction | S | S | 5.9.21. | |
| | Off-street parking, non-residential | S/X | S | 5.5.05.E | |
| Utilities | Electrical substations and private utilities | P | P | 5.9.11. | |
| | Wireless communication facilities | Co-located antenna | P | P | 5.9.41. |
| | | Freestanding/tower | X | X | — |

P = Permitted; S = Special Land Use; E = Existing; X = Not Permitted; "—" = Not Applicable

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C. Attached Single-Family Residential Use Restrictions.

1. Where four (4) or less units are constructed in a row, Attached Single-Family Residential dwelling units is a Permitted Use within the LDR zone district when the parcel is located within one-hundred (100) linear feet of a TBA, TOD, TCC or C zone district as measured from the closest point of the parcels along the public right-of-way.
2. Where more than five (5) units are constructed in row, Attached Single-Family Residential dwelling units are a Special Land Use within the LDR zone district.

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D. Multiple-Family Residential Use Restrictions.

1. Purpose. Within the Roosevelt Park Neighborhood, Grandville Avenue provides a unique cadence of commercial and residential experiences along the corridor represented by pockets of Traditional Business Areas (primarily at corner properties) and longer stretches of detached single-family residential dwellings. The neighborhood desires to maintain this character. The ASP strongly promotes multi-family development in the TBA Zone District to insure a diversity of housing types and the desired density near transit nodes.
2. Applicability. In light of the ASP recommendations, within the established boundaries of the approved ASP, Multiple-Family Dwellings are not a permitted use within the TN-LDR Zone District.

E. Off-Street Parking Restrictions

Within the Grandville Avenue ASP, a parking hold line was established to delineate appropriate locations for non-residential off-street parking locations.

1. Surface parking lots that extend beyond the TBA Zone District hold line shall be prohibited
2. Off-street parking facilities as a principal use of a lot, is not permitted within the TN-LDR Zone District.

Sec. 5.5.06. Site Layout and Building Placement Requirements.

A. Site Layout and Building Placement Table. All development in Residential Zone Districts must comply with the requirements in Table 5.5.06.A. unless otherwise expressly stated, or unless

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a different requirement is contained in an applicable Overlay District. Lot area and lot width requirements listed in Table 5.5.06.A. shall be used where there is not an established lot size.

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| Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts | | | | | | | | |
|--|----------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------|--------------------------|---------|
| Neighborhood Classification | TN | | MCN | | MON | | Use or Other Regulations | |
| Zone District | LDR | MDR | LDR | MDR | LDR | MDR | | |
| Minimum Lot Area (sq. ft./unit – except as noted) | | | | | | | | |
| Detached single-family, interior | 3,800 ¹ | 2,500 ¹ | 5,000 ¹ | 3,000 ¹ | 7,000 ¹ | 3,500 ¹ | 5.5.06.B. | |
| Detached single-family, corner | 5,000 | 3,000 | 6,000 | 4,000 | 8,000 | 4,500 | | |
| Attached single-family | 1,500 | 1,250 | 3,500 | 3,000 | 4,500 | 4,000 | 5.5.06.B. 5.5.08. | |
| Two-family (total) | 6,000 ¹ | 5,000 ¹ | 7,000 ¹ | 6,000 ¹ | 9,000 ¹ | 8,000 ¹ | 5.5.06.B. | |
| Multiple family/group living | Minimum (sq. ft./unit) | 2,000 | 1,250 | 2,500 | 1,500 | 2,750 | 1,750 | 5.5.09. |
| | Minimum lot area (total sq. ft.) | 20,000 ² | 20,000 ² | 20,000 | 20,000 | 25,000 | 25,000 | 5.9.20. |
| Non-residential uses | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 | 5.6.07.B. | |
| Minimum Lot Width (ft.) | | | | | | | | |
| Detached single-family, interior | 36 ¹ | 36 ¹ | 42 ¹ | 42 ¹ | 60 ¹ | 60 ¹ | 5.5.06.C. | |
| Detached single-family, corner | 50 | 50 | 70 | 60 | 70 | 70 | | |
| Attached single-family (per unit) | 5 | 5 | 35 | 30 | 45 | 40 | | |
| Two-family | 60 ¹ | 50 ¹ | 70 ¹ | 60 ¹ | 90 ¹ | 80 ¹ | | |
| Multiple family/group living | 90 | 80 | 100 | 90 | 100 | 100 | | |
| Non-residential uses | 80 | 80 | 80 | 80 | 100 | 100 | — | |
| Minimum Setbacks and Yards for Residential Uses (ft.) | | | | | | | | |
| Required Building Line (RBL) | 27 ¹ | 22 ¹ | 35 ¹ | 30 ¹ | — | — | 5.5.06.D. | |
| Front setback | — | — | — | — | 30 | 20 | | |
| Interior Side Setback | One side | 5 | 5 | 7 | 5 | 7 | 5.5.06.E. | |
| | Total both sides | 14 | 14 | 18 | 14 | 18 | | 20 |
| Corner Side Setback | One side | 5 | 5 | 7 | 5 | 10 | 5.5.06.E. | |
| | Total both sides | 20 | 20 | 20 | 20 | 25 | | 20 |
| Rear Setback | 25 | 20 | 25 | 30 | 40 | 30 | 5.5.06.F. | |
| Minimum Setbacks and Yards for Non-Residential Uses (ft.) | | | | | | | | |
| Front setback | 20 | 20 | 25 | 25 | 25 | 25 | 5.5.06.D. | |
| Side setback | 10 | 10 | 10 | 10 | 20 | 20 | 5.5.06.E. | |
| Rear setback | 25 | 25 | 30 | 30 | 30 | 30 | 5.5.06.F. | |
| See Section 5.11.11.C. for minimum buffer widths where non-residential uses abutting residential uses. | | | | | | | | |
| Building Facade Along RBL (%) | 60 | 60 | 50 | 50 | — | — | 5.5.06.G. | |

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| Table 5.5.06.A. Site Layout and Building Placement: Residential Zone Districts | | | | | | | |
|--|-----|-----|-----|-----|-----|-----|--------------------------|
| Neighborhood Classification | TN | | MCN | | MON | | Use or Other Regulations |
| Zone District | LDR | MDR | LDR | MDR | LDR | MDR | |
| Minimum Green Space at Grade (% of lot area) | | | | | | | |
| Detached single-family | 40 | 30 | 50 | 40 | 60 | 50 | 5.5.06.H. |
| Attached single-family | 40 | 20 | 50 | 30 | 60 | 40 | |
| Two-family | 35 | 20 | 40 | 25 | 50 | 30 | |
| Multiple family | 30 | 20 | 30 | 25 | 30 | 30 | |
| Non-residential uses | 30 | 30 | 30 | 30 | 30 | 30 | |
| Minimum Tree Canopy (% of lot area) | | | | | | | |
| Multiple-family/group living | 37 | 34 | 48 | 41 | 51 | 35 | 5.11.09. |
| Non-residential uses | 37 | 34 | 48 | 41 | 51 | 35 | |
| ¹ This dimension shall apply in areas not established, per Sections 5.2.05.C. and 5.5.06.B-D. ² See Section 5.5.06.B.4. | | | | | | | |
| "—" = Not Applicable | | | | | | | |

B. Lot Area.

1. The minimum lot area requirement may not permit allowed densities on every lot. Other factors, such as off-street parking, height limits, dwelling unit sizes and lot configuration may limit the built density.
2. Lot Areas Not Established. On blocks where lot areas are not established, Table 5.5.06.A. Site Layout and Building Placement shall apply.
3. Established Lot Areas. On blocks where lot areas are established, the following shall apply:
 - a. Detached Single Family Dwellings.
 - i. For detached single-family dwellings on interior lots, the lot area shall be at least the median lot area of interior single-family lots on the same block and. For the purposes of this calculation, the same block is defined as both block faces, in the same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street on which there is at least one (1) conforming main structure.
 - ii. For detached single-family dwellings on corner lots, the minimum lot area in Table 5.5.06.A. shall apply.
 - b. Two Family Dwellings.
 - i. For two-family dwellings, the minimum lot area shall be thirty (30) percent larger than the median lot area of single-family lots on the same block. For the purposes of this calculation, the same block is defined as both block faces, in the same Zone

District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street.

- ii. Reduction (up to one [1]). The minimum lot area may be reduced by an additional ten (10) percent beyond that required in b.i. above where all of the following conditions apply:
 - (a) Both units are priced at or below thirty (30) percent of the area median household income (as determined by the American Community Survey of the U.S. Census Bureau), as adjusted for family size, for the census tract in which the development is located, with affordability maintained for at least fifteen (15) years.
 - (b) The units are comparable in size, amenities and location with other similar units in the same block.
 - (c) The property owner agrees to the submission of annual reports to the City regarding certification of eligible tenants and purchasers, annual certification of rental property and monitoring of affordable rental housing requirements.
- iii. Reduction (up to two [2]). The minimum lot area may be reduced by an additional ten (10) percent for each dwelling unit that is designed and constructed to meet the Type B Unit accessibility requirements of the ANSI A117.1. standard.
- iv. Reductions may be combined for a cumulative reduction of up to thirty (30) percent.

| Reductions Used | Required % of Lot Area/Width Above Median Single-Family Lot Requirements |
|------------------------|---|
| None | 30% |
| 1 | 20% |
| 2 | 10% |
| 3 | None |

4. Multiple Family Developments and Group Living.

- a. Minimum Lot Area. The minimum lot area in Table 5.5.06.A. shall apply to multiple-family developments and group living, except for adult foster care family homes which shall comply with the requirements for detached single family dwellings.
- b. Multiple-Family Developments - Minimum Lot Area Reductions. In the TN Districts, a Special Land Use to reduce the minimum lot area for a multiple family development may be considered where it is demonstrated that the proposed development complies with the Purpose and Intent of the District and where all other requirements of this Chapter have been satisfied.

C. Lot Width.

1. Lot Widths Not Established. On blocks where lot widths are not established, Table 5.5.06.A. Site Layout and Building Placement shall apply.
2. Established Areas. On blocks where lot widths are established, the following shall apply.
 - a. Detached Single-Family Dwellings.
 - i. For detached single-family dwellings on interior lots, the lot width shall be at least the median lot width of interior single-family lots on the same block. For the purposes of this calculation, the same block is defined as both block faces, and in the same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street.
 - ii. For detached single-family dwellings on corner lots, the minimum lot width in Table 5.5.06.A. shall apply.
 - b. Two-Family Dwellings.
 - i. For new construction two-family dwellings on interior lots, the minimum lot width shall be thirty (30) percent larger than the median lot width of single-family lots on the same block. For the purposes of this calculation, the same block is defined as both block faces, in the same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street. In no case shall the lot width be less than the minimum established in Table 5.5.06.A. except as provided in Sections 5.5.06.B.3.b.ii. and iii.
 - ii. For two-family dwellings on corner lots, the minimum lot width in Table 5.5.06.A. shall apply except as provided in Sections 5.5.06.B.3.b.ii. and iii.
 - c. Multiple Family and Group Living. The minimum lot width in Table 5.5.06.A. shall apply except for adult foster care family homes which shall comply with the regulations applicable to detached single family dwellings.
 - d. Administrative Departure. An Administrative Departure of two (2) feet may be approved. In no case shall the lot width be smaller than the minimum established in Table 5.5.06.A.

D. Front Setbacks and Required Building Line (RBL).

1. Front Setbacks Not Established - TN Traditional Neighborhood and MCN Mid-20th Century Neighborhoods. On blocks where the front setback or RBL is not established, the RBL in Table 5.5.06.A. Site Layout and Building Placement shall apply.
2. Established Areas. On blocks where the front setback or building line is established, the following shall apply:
 - a. For all residential dwellings on all lots, the Required Building Line (RBL) shall be equal to, or the median of, the front setbacks of existing main buildings on the same block. For the purposes of this calculation, the same block is defined as both block faces, in same Zone District, not to exceed five (5) lots on each side of the subject parcel and five (5) lots directly across the street. In no case shall the RBL be less than the minimum established in Table 5.5.06.A.

- b. Where an established RBL is not present, the minimum setback defined in Table 5.5.06.A. shall apply.
- c. An Administrative Departure up to ten (10) feet of the established RBL may be permitted to accommodate individual site conditions, such as mature trees, topography, or other similar physical condition or where the setbacks of existing buildings on the subject block are inconsistent. The Required Building Line may be determined by referencing the front setbacks of the adjacent properties.

E. Side Yard Setback.

- 1. Side Yard Setbacks. Table 5.5.06.A. Site Layout and Building Placement shall apply to side yard setbacks.
- 2. Side Yard Setbacks Between Districts.
 - a. Residential. In no case shall side yard setbacks be less than five (5) feet on each lot between two (2) residential Zone Districts or uses, unless specified otherwise.
 - b. Residential and Non-Residential. A minimum distance of ten (10) feet shall be maintained on each lot between residential and non-residential Zone Districts or uses.
- 3. Exceptions for Attached Single-Family Dwellings. Exceptions to the side yard requirements for attached single-family dwellings are provided in Section 5.9.06.
- 4. Corner Lots. Corner lots shall have two (2) front yards, two (2) side yards, and no rear yard.
- 5. Administrative Departure. An Administrative Departure up to two (2) feet in a side yard setback may be permitted to accommodate individual site conditions, such as healthy mature trees, topography, or other similar physical condition.

F. Rear Yard Setback.

- 1. Rear Yard Setbacks. Table 5.5.06.A. Site Layout and Building Placement shall apply to rear yard setbacks.
- 2. Administrative Departure. An Administrative Departure up to five (5) feet in a rear yard setback may be permitted to accommodate individual site conditions, such as mature trees, topography, or other similar physical condition

G. Building Facade Along Required Building Line. The building facade along the RBL shall meet the requirements of Table 5.5.06.A.

H. Minimum Required Greenspace at Grade.

- 1. Purpose. The minimum greenspace requirements are designed to ensure a sufficient amount of area of greenspace for recreation and nature, as well as to provide pervious surface to assist in stormwater management.
- 2. Applicability. The minimum required greenspace, as defined by Article 16, shall apply to each lot in its entirety, including driveways.

3. Stormwater Credit. No more than twenty-five (25) percent of pervious surfaces, such as grass pavers, uncovered decks, brick pavers with a sand base, pervious concrete and asphalt, may be applied toward the greenspace requirements of this Section.
4. Front Yards. Front yards shall consist of greenspace, and impervious surfaces shall be limited to driveways and private sidewalks.
5. Multiple-Family Exception. A reduction of not more than twenty-five (25) percent of the required greenspace listed in Table 5.5.06.A. for a multiple-family property is permitted for development projects with the submission of a stormwater mitigation plan that retains one hundred (100) percent of all stormwater on site, as approved by the City's Environmental Protection Services Department (EPSD); and submittal of a LEED checklist and proof of registration that demonstrates the intent to apply for LEED building certification, or other generally recognized sustainable building certification.
6. Multiple-Family Administrative Departure. An Administrative Departure for a multiple-family property may be approved to permit permanent planters, vegetated walls and green roofs that are readily accessible and safe for residential occupants to be included in greenspace calculations. These items shall be measured in square feet of surface area.

I. Residential Bonuses.

1. Purpose. The Master Plan calls for a range of housing types and price points within neighborhoods to accommodate all residents regardless of income, special need or place in life cycle. Developments can receive bonuses as outlined in this Section by providing additional accessibility and housing that is affordable to a wide range of residents.
2. Housing Bonuses. Bonuses are available for two-family and multiple family developments in accordance with the provisions of Table 5.5.06.I.2.

| Condition | | Districts | Incentive/Bonus | Bonus |
|--------------------------|-----------------------------|-------------|-----------------|--------------------------------|
| Accessible Housing | Two-family residential | LDR, MDR | 5.5.06.I.3.a | Reduced minimum lot area/width |
| | Multiple-family residential | | 5.5.06.I.3.b | Reduced lot area per dwelling |
| Mixed-Income Residential | Two-family residential | LDR | 5.5.06.I.4.a | Reduced minimum lot area/width |
| Mixed-Income Residential | Multiple-family residential | LDR, MDR | 5.5.06.I.4.b | Reduced lot area per dwelling |

3. Accessible Housing. Bonuses are available for two-family and multiple family developments when units are designed and constructed to meet the ANSI A117.1 standards for Type B accessible units when the following conditions are met.
 - a. Two-Family Developments. The minimum lot area for two-family residential developments may be reduced where the conditions of Section 5.5.06.B.3.b.iii. are met.

- b. Multiple-Family Developments. The minimum lot area for a multiple family development may be reduced by up to five hundred (500) square feet per dwelling unit when at least twenty-five (25) percent of the units are accessible.
4. Mixed-Income Housing. Bonuses are available in accordance with the provisions of Table 5.5.06.1.2. when the following conditions are met.
- a. Two-Family Developments. The minimum lot area for two-family residential developments may be reduced where the conditions of Section 5.5.06.B.3.b.ii. are met.
 - b. Multiple-Family Developments. The minimum lot area for a multiple family development may be reduced by up to five hundred (500) square feet per dwelling unit for a project that satisfies the following criteria:
 - i. Project is located within three hundred (300) feet of a transit line;
 - ii. At least twenty (20) dwelling units are developed as part of the project;
 - iii. If rental units, not less than fifteen (15) percent nor more than thirty (30) percent of the total number of units are priced for households at or below sixty (60) percent of Area Median Income, as adjusted for family size, with rental charges remaining affordable for at least fifteen (15) years.
 - iv. If owner units, not less than fifteen (15) percent nor more than thirty (30) percent of the total number of units are priced for households at or below eighty (80) percent of Area Median Income, as adjusted for family size.
 - v. The remaining units are priced at market rate.
 - vi. The affordable units shall be comparable in unit sizes, amenities and location with the market rate units.
 - vii. The property owner agrees to the submission of annual reports to the City regarding certification of eligible tenants and purchasers, annual certification of rental property and monitoring of affordable rental housing requirements.

ARTICLE 9 USE REGULATIONS

Sec. 5.9.02. Applicability.

- A. Use Regulations and Approval Process of Table 5.9.02.
 - 1. Director Review. All uses shall be in accordance with the provisions of Section 5.12.16.
 - 2. Counter Reviews. All uses listed shall be in accordance with the provisions of Section 5.12.16.
 - 3. Special Land Uses. All uses listed shall be in accordance with the provisions of Section 5.12.09. ~~Unless otherwise stated within this Article, the~~ Planning Commission shall have the authority to waive or alter the Use Regulations contained in this Article provided the standards of Section 5.12.12.E. are substantially met.

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Sec. 5.9.06. Attached Single-Family

- A. Attached dwellings must comply with the dimensional and design standards of Sections 5.5.06. and 5.5.07., except where these standards are expressly modified by this Section.
- B. Conversion. The conversion of attached single-family 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 Director determines that the size of the house is out of character with other nearby residential uses, the use shall be heard as a Special Land Use by the Planning Commission to determine the appropriate number of units.

Deleted: and Two-Family Dwellings

C. Minimum Setbacks.

- 1. Interior Lots. 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. Corner Lots.
 - a. The interior side setback may be reduced to zero. However, the remaining side setback must comply with the standards of the Zone District.
 - b. 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.

Deleted: and two-family dwellings

Deleted: <#>Two-Family Dwelling New Construction. New construction of a two-family dwelling is a Special Land Use in Low-Density Residential Zone Districts and is a Permitted Use in Mixed-Density Residential Zone Districts, in accordance with all applicable requirements of Table 5.5.05.B. and this Article. ¶ Minimum Lot Area. The minimum lot area per dwelling unit is as required in the Zone District. ¶

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- D. Minimum Building Width. Each dwelling shall have a minimum dimension of ~~fourteen (14)~~ feet in any horizontal dimension.

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E. 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, there shall be at least twenty (20) feet between the main buildings (excluding minor building projections allowed under Section 5.2.05.).

Article 9 – Use Regulations

2. Driveways, walkways, 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 (1) building wall are provided.

F. Building Facades on Public Streets.

1. Building Facades. Building facades that face public streets shall include elements typical of a front facade, including doors and/or windows.
2. Attached Single-Family Dwelling Facade Treatment. The front of each dwelling must be distinct through either the use of different facade materials; staggered building lines of at least 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 these methods.

- G. Attached Single-Family Roof Line. The roof line of each 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.

H. Garage Doors.

1. Attached Single-Family Garage Door Entrances.
 - a. Garage door entrances for individual dwellings shall not face a public street. Alleys or interior driveways shall be used for access. This provision is not intended to prohibit garage doors that serve common parking areas.
 - b. Administrative Departure. Garages for individual dwellings may be approved to face a public street where site conditions warrant. If approved, 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 facade.
2. Maximum Width. Garage doors facing the street may not occupy more than forty (40) percent of the width of the street-facing facade of the main building. The maximum continuous, uninterrupted width of a garage door (or combination of smaller, single-car garage doors) along the street-facing facade may not exceed twenty-five (25) feet. A minimum separation of two (2) feet is required between garage doors.
3. Recess. All garage doors must be recessed at least five (5) feet from the front building wall nearest the front lot line.

I. Private Yards.

1. Minimum Area. Each attached single-family dwelling shall have at least two hundred (200) square feet of private yard with a minimum dimension of five (5) feet. All private yards shall have a minimum contiguous area of.
2. Location. For attached single-family dwellings, the private yard shall be contiguous to individual units, immediately adjacent to a wall of the dwelling it serves.
3. At Grade. Required private yards may be at grade, or 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 for attached single-family dwellings may be within a common open space area provided that the common area is contiguous and directly accessible to the dwelling and the private yard area exceeds 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 private yards.
- J. Attached Single Family Dwellings - Common Open Space.
1. Minimum Required Open Space. In addition to required private yards in Section 5.5.08.K., an 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.
 2. Minimum Dimensions. Required common open space must be located on the same lot as the development and in one (1) or more usable, common areas, each with minimum dimensions of twenty-five (25) feet and a minimum area of two thousand (2,000) square feet.
 3. Accessibility and Landscaping. Common open space areas must be accessible to all attached single-family dwellings and must be improved with landscaping, recreational facilities, and/or walkways.
 4. Trees. Trees must be planted within common open space areas at the rate of one (1) tree for every one thousand (1,000) square feet of required common open space. All trees must have a minimum two and one-half (2½) inch caliper.
 5. Driveways and Parking. No driveways or off-street parking spaces (open or enclosed) may be located within the common open space. Bollards, curbs, wheel stops or other similar features shall be provided to ensure that required open space is not used for off-street parking, loading or vehicle circulation.