





















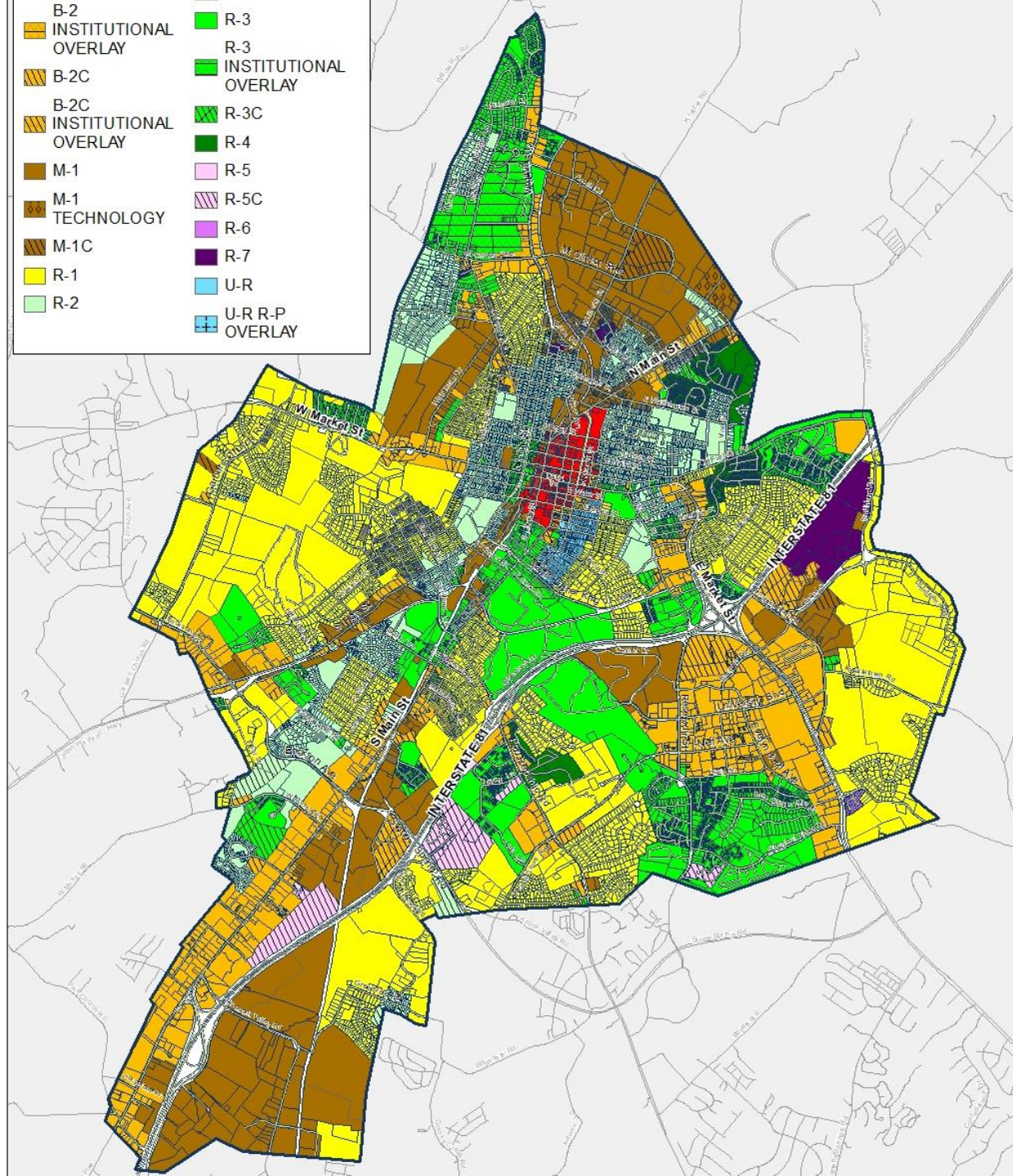
# Zoning Ordinance Amendment – Multi-family dwellings/Mixed Use Buildings in B-2

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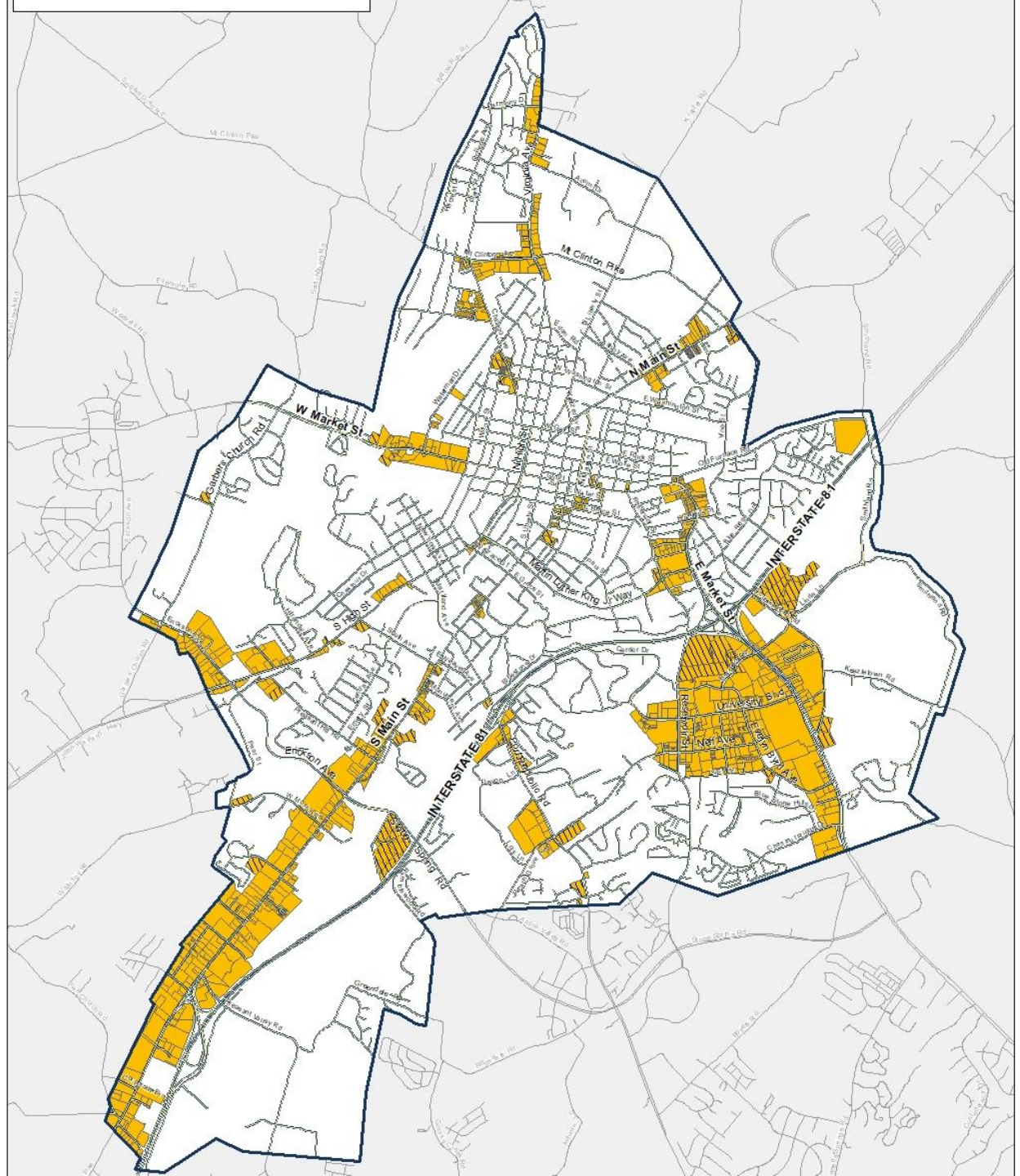


- Consider amending Article Q. B-2, General Business District Regulations to create a special use permit for multiple-family dwellings and/or mixed use buildings.
- Includes amendments to Off-Street Parking requirements

- |   |                            |   |                           |
|---|----------------------------|---|---------------------------|
|    | B-2 INSTITUTIONAL OVERLAY  |    | R-3                       |
|   | B-2C                       |    | R-3 INSTITUTIONAL OVERLAY |
|  | B-2C INSTITUTIONAL OVERLAY |  | R-3C                      |
|  | M-1                        |  | R-4                       |
|  | M-1 TECHNOLOGY             |  | R-5                       |
|  | M-1C                       |  | R-5C                      |
|  | R-1                        |  | R-6                       |
|  | R-2                        |  | R-7                       |
|   |                            |  | U-R                       |
|   |                            |  | U-R-R-P OVERLAY           |







## **Add the following subsection to Section 10-3-91.**

### **Uses permitted only by SUP:**

(17) Multiple-family dwellings and/or mixed use buildings under conditions set forth in subsection 10-3-93(d) and such other conditions deemed necessary by City Council. Dwelling units may be occupied by a family or not more than four (4) persons.

## **Add the following subsection to Section 10-3-93.**

### **Other regulations:**

(d) For multifamily dwellings and mixed use buildings, the development plan submitted with the special use permit shall govern development on the site and shall be used as a basis for subdivision and engineered comprehensive site plan approval.

# Amend and add to Section 10-3-92. Area and Dimensional Regulations:

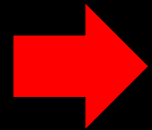


Lot Area Sq. Ft. (minimum)	Minimum (Feet)			Maximum (Feet)	
	Front Yard	Side Yard	Rear Yard	Stories	Height
Multiple-family: 1,120	20	See Note #1	See Note #1	No maximum	75
Mixed Use Buildings: 1,120	20	See Note #1	See Note #1	No maximum	75
Other Uses: no minimum	30	See Note #1	See Note #1	No maximum	75

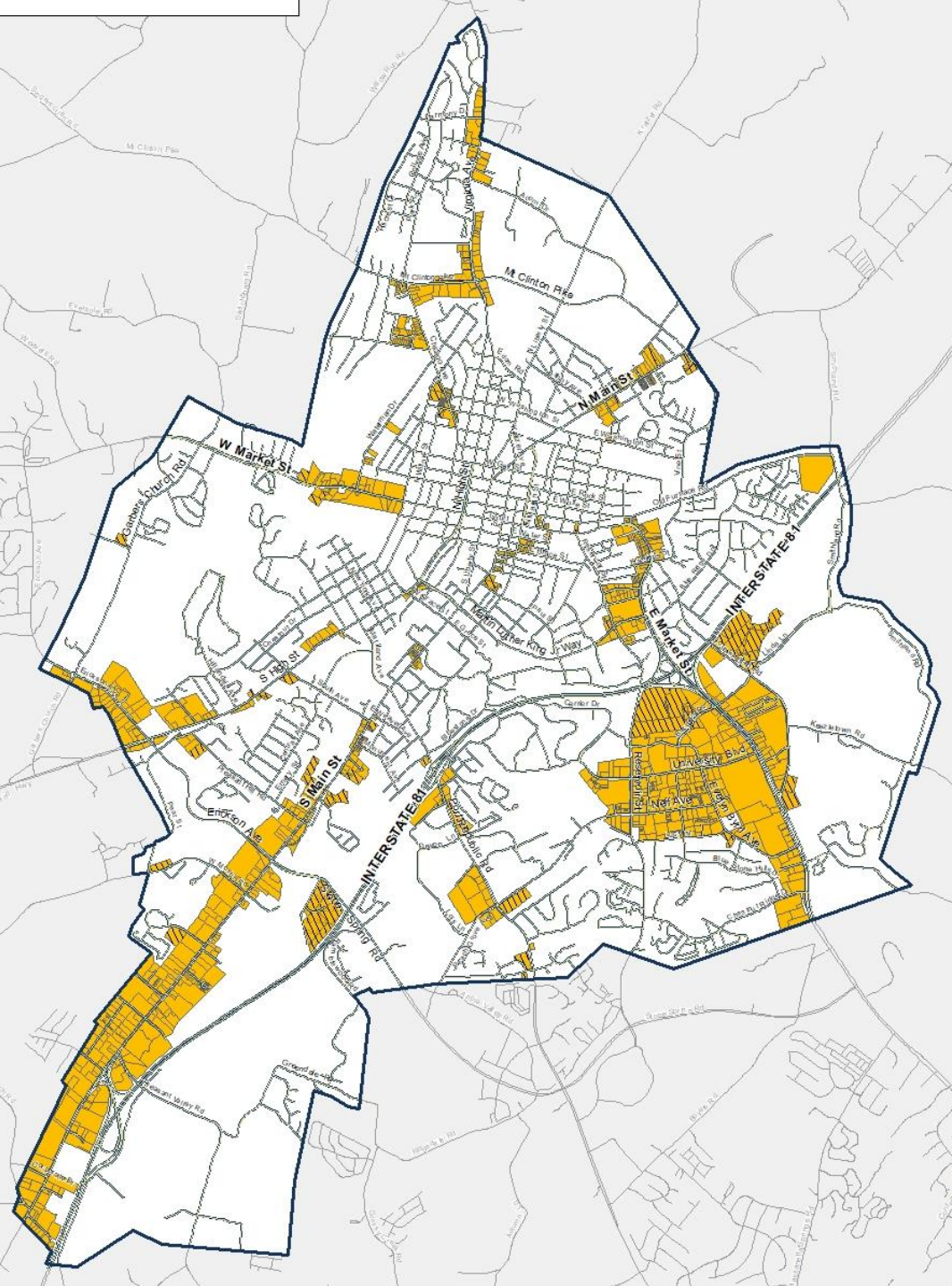
**Note #1:** Side and Rear Yard Setbacks—Ten (10) feet, except on the side of a lot abutting a residential district, then thirty (30) feet; provided that for any structure greater than thirty-five (35) feet in height which abuts a residential district, then one (1) additional foot of setback is required for each foot above thirty-five (35) feet.

# Add text to Section 10-3-25. Off-Street Vehicle Parking Regulations

Type of Dwelling and Zoning District	Parking requirement
Single-family detached and duplex dwellings, within all zoning districts	1 space for each dwelling unit
Townhouse and multifamily units within R-6, R-7, R-8, and MX-U districts	1 space for each dwelling unit
Townhouse and multifamily units within R-3, R-4, and R-5 districts	1.5 spaces for each dwelling unit with one bedroom 2.5 spaces for each dwelling unit with two or three bedrooms 3.5 spaces for each dwelling unit with four or more bedrooms
Townhouses and multifamily units within R-3, R-4, and R-5 districts where occupancy has been restricted on a conditionally zoned property	1 space for each dwelling unit or as may be conditioned by the property owner at the time of rezoning
<u>Multifamily units within the B-2 district</u>	<u>1 space for each dwelling unit or as may be more or less restrictive as conditioned by special use permit</u>







2018 Comprehensive Plan encourages traditional neighborhood development (TND) principles throughout the City.

2021 Comprehensive Housing Assessment and Market Study, Recommendation #9, encourages incorporation of new and updated provisions in the Zoning Ordinance update that will facilitate the implementation of recommendations made in the study.



# Recommendation

Staff and Planning Commission (7-0) recommended approval of the Zoning Ordinance amendments.