

Zoning Ordinance Amendment – R-7 District Regulations



To Amend Sections 10-3-57.3 and 10-3-57.6 (c) of the R-7, Medium Density Mixed Residential Planned Community District regulations

What is an R-7 Development?

- Planned residential community
- Requires an approved master plan through rezoning process
- Master plan includes
 - Text
 - Layout
 - Proffers
- Master plan becomes the “Zoning regulations”

What are Manufactured Homes?

- Built in a controlled environment/ manufacturing plant
- Meet requirements of the Manufactured Home Construction and Safety Standards (HUD Code)
- Transported in one or more sections on a permanent chassis
- Displays certification label
- Can be personal property or real property

Proposed Amendments Summary

1. Sec. 10-3-57.3. Uses Permitted by Right. To increase the by right number of allowed dwelling units within a multiple-family building from 16 to 64;
2. Sec. 10-3-57.6(c). To increase the maximum percentage of multiple-family units allowed in an R-7 development from 30 percent to 50 percent.
3. Sec. 10-3-57.3. Uses Permitted by Right. To add manufactured homes as a use permitted by right, provided that the manufactured homes are (1) attached to a permanent foundation, (ii) titled as real estate, and (iii) limited to one manufactured home per lot.

Recommendation

Staff recommends approval of the
Zoning Ordinance amendments