

Zoning Ordinance Amendment – Off-Street Parking in R-6 & R-7



R-6

That Section 10-3-56.6- Other regulations is amended as shown:

(b) Unless otherwise specified within the master development plan, off-street vehicle and bicycle parking regulations for all buildings and uses permitted in this district are governed by article G.

R-7

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- R-6 and R-7 districts adopted October 2005.
- R-6, **Low Density** Mixed Residential Planned Community District – intended for mix of **large and small-lot single-family detached dwellings** with support uses.
- R-7, **Medium Density** Residential Planned Community District – intended for mix of **single-family attached and detached dwellings** with support uses.
- Both promote innovated residential building types and creative subdivision design solutions to promote neighborhood cohesiveness, walkability, connected transportation systems, community green spaces, and protection of environmental resources
- Both require master development plans approved by City Council.

All uses within R-6 and R-7 follow Article G.

- Minimum off-street parking spaces
- Location of parking spaces
- Parking lot landscaping

**Single Family
Detached**

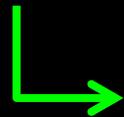
1 Parking Space/Unit

Duplex Units

2 Parking Spaces/Unit

**Townhomes
Multi-Family**

Based Upon the Number of Bedrooms



1 bedroom = 1½ spaces per unit

2 & 3 bedroom = 2½ spaces per unit

**> than 3 bedrooms = 2½ spaces per unit,
plus 1 space per bedroom above 3
bedrooms**

Example

- Off-Street Parking for Townhomes
 - Four-bedroom townhomes require 3½ parking spaces per unit.
 - 8, four-bedroom townhomes = 28 parking spaces
 - R-7 occupancy regulations only permit a single-family or not more than two persons.
- Alternatives to parking lot landscaping







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Recommendation

Staff and Planning Commission (4-0) recommend approving the Zoning Ordinance amendment.