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FOR CITY COUNCIL PACKET
FEBRUARY 25, 2014

BACK-UP INFORMATION FOR THE WEDNESDAY, FEBRUARY 26, 2014, FORMAL
AGENDA

Item 12 Citywide	Pages 21-23	2012 Phoenix Building Construction Code Amendments
Item 44 Citywide	Pages 50-52	Zoning Ordinance Text Amendment Z-TA-14-13 Regarding Expansion of Boundaries for Single-Family Attached (SFA) Development Option

Packet Date: February 20, 2014

CITY COUNCIL REPORT

FORMAL AGENDA

TO: Rick Naimark
Deputy City Manager

AGENDA DATE: February 26, 2014

FROM: Alan Stephenson
Acting Planning and Development
Director

ITEM:12 PAGES: 21-23

SUBJECT: 2012 PHOENIX BUILDING CONSTRUCTION CODE AMENDMENTS

This report provides information to the City Council on proposed code amendments for the 2012 Phoenix Building Construction Code (PBCC). Staff requests approval of the proposed code amendments as approved by the Neighborhoods, Housing, and Development (NHD) Subcommittee on February 18, 2014.

THE ISSUE

The Phoenix Building Construction Code (PBCC) establishes the minimum requirements to safeguard the public health, safety, and general welfare through building standards for construction in Phoenix. In 2013 the City of Phoenix adopted the 2012 editions of the International Codes (I-codes), 2012 Uniform Plumbing Code (UPC), 2011 National Electric Code (NEC), and Phoenix amendments to these codes. Since their adoption and implementation, Planning and Development staff and the development community have discovered a number of items that have been problematic in the application of these new codes and amendments. Following are code amendment proposals that address inconsistencies and omissions in the original code adoption:

2012 International Building Code (IBC)

The IBC contains provisions such as fire ratings, structural components, and exiting requirements to protect life and ensure safety in new and existing buildings. The following proposed amendments are a result of community and staff recommendations:

Section 105.2 Work Exempt from Permit - This amendment provides clarity by removing the word “aggregate”. The term “aggregate” caused confusion and eliminating the term brings the provision back to the original base code language.

Section 119 Journeyman and Apprentice Licenses - This amendment provides options for trade workers to choose from multiple sites, dates, and times to complete required testing for a journeyman license.

Section 706.1.1 Party Walls - This amendment expedites the development process and reduces cost incurred by applicants by eliminating the need for a code modification for common walls built across property lines.

2012 Uniform Plumbing Code

The 2012 Uniform Plumbing Code (UPC) contains provisions to ensure the safety of the potable water supply and sanitary waste water drainage in new and existing buildings. The proposed amendment is a result of conflicts identified by design professionals.

Section 912.0 Air Admittance Valves - This amendment is designed to provide consistency and align the acceptance of air admittance valves with the 2012 International Plumbing Code.

2012 International Residential Code

The 2012 International Residential Code (IRC) contains provisions to ensure the safety of all one- and two-family residential development. The proposed amendment is a result of conflicts identified by design professionals and staff.

Sections R313.1 and R313.2 Automatic Fire Sprinkler Systems - This amendment clarifies sprinkler requirements for duplexes in accordance with State Law and the Bret Tarver Sprinkler Ordinance.

OTHER INFORMATION

The Development Advisory Board held a public hearing on January 16, 2014, to receive feedback from members of the public and representatives of various stakeholders regarding the adoption of these proposed code amendments.

The full and detailed proposed code amendments are included in Attachment A.

The Neighborhoods, Housing, and Development (NHD) Subcommittee reviewed the proposed code amendments on February 18, 2014, and recommended approval by a 4-0 vote.

RECOMMENDATION

Staff requests City Council approval of the proposed code amendments as approved by the NHD Subcommittee as shown in Attachment A.

Attachment A – Proposed Code Amendments

Attachment A



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to the 2012 International Building Code Section 105.2

Submitted by: Phoenix Planning & Development Department Code Committee

[A] 105.2 Work exempt from permit.

Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other codes, laws or ordinances of the city of Phoenix. *Permits* shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the aggregate floor area is not greater than 200 square feet (18.58 m²).

Reasons:

Aggregate was an added amendment to clarify multiple structures, without required separations, to be considered as one structure not exceeding 200 sf. The term has caused confusion by implying that all accessory structures on a property, even with proper separations, could not have a total combined area greater than 200 sf. The removal of the term aggregate brings the provision back to the original base code language.

Cost Impact:

Specific exemptions save the customer time and money if a permit is not required.

ACTION TAKEN:

2012 Code Committee

Approved as submitted Modified and approved Denied No action taken

Date: 11/20/13

Development Advisory Board Technical Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 11/21/13

Development Advisory Board

Approved as submitted Modified and approved Denied No action taken

Date: 1/16/14

Council Subcommittee

Approved as submitted Modified and approved Denied No action taken

Date: 2/18/14

City Council Action

Approved as submitted Modified and approved Denied No action taken

Date:



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to the 2012 International Building Code Section 119

Submitted by: Phoenix Planning & Development and Journeyman Exam Committee

SECTION 119 - JOURNEYMAN AND APPRENTICE LICENSES

119.2 Definitions. For purposes of this section, terms are defined as follows:

JOURNEYMAN LICENSE is the authority to perform or observe work requiring certain skills as identified in this section and is issued by the *building official* upon successful completion of an examination administered by the City of Phoenix.

LICENSED JOURNEYMAN is a person skilled in an area of work covered by this section with sufficient work experience to pass the Journeyman Test administered by the City of Phoenix or approved testing agency, and is capable of performing work covered by their Journeyman License and supervising the work of Apprentices covered by this section.

APPRENTICE is a person learning a skill and working in an area of work covered by this section and working under the direct supervision of a Licensed Journeyman or State of Arizona Licensed Contractor.

119.5 Application for licenses. Applicants shall submit either verification of experience (Journeyman) or notarized letter of request (Apprentice) with appropriate fees and application forms supplied by the Planning & Development Department. Applicants for Journeyman licenses shall schedule a test date subsequent to their application being accepted, or provide evidence that they have passed an approved third-party Journeyman license exam.

119.7 Examinations.

119.7.1 Frequency of examinations. ~~The Planning & Development Department~~ Approved third-party agencies shall hold examinations no less frequently than once every three months, in a suitable place, and for each classification for which there are applications on file. Examinations shall be held more frequently when necessary. The Planning & Development Department may also hold examinations when necessary.

Reasons:

The Journeyman Exam Committee has worked with the International Code Council (ICC), and local representatives of the Piping Industry Progress and Education Trust Fund (P.I.P.E.), Plumbing, Heating and Cooling Contractors (PHCC), and the Arizona Sheet Metal Joint Apprenticeship Training Committee to develop exams that can be offered and proctored by these organizations. This will increase flexibility for trade workers, allowing them to choose from multiple sites and test dates and times. The committee proposes changing the above three code sections to accommodate this change in testing procedure.

Cost Impact:

The city's cost of administering an exam will be reduced. The cost to the applicant may increase slightly based on third-party testing charges, however, the increased flexibility in testing times will allow applicants to take the exam without missing a day of work (generally unpaid in the construction industry).

ACTION TAKEN:

2012 Code Committee

Date: 11/20/13

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board Technical Subcommittee

Date: 11/21/13

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board

Date: 1/16/14

Approved as submitted Modified and approved Denied No action taken

Council Subcommittee

Date: 2/18/14

Approved as submitted Modified and approved Denied No action taken

City Council Action

Date:

Approved as submitted Modified and approved Denied No action taken



CODE ADOPTION PROPOSAL

Proposed Amendment to 2012 International Building Code Section 706.1.1

Submitted by: Phoenix Planning and Development Code Committee

706.1.1 Party Walls. Any wall located on a lot line between adjacent buildings, which is used or adapted for joint service between two buildings, shall be constructed as a fire wall in accordance with Section 706. Party walls shall be constructed without openings and shall create separate buildings.

Exception: Openings in a party wall separating an anchor building and a mall shall be in accordance with Section 402.7.3.1.

Reasons:

This section was originally amended out of the Phoenix Building Construction Code based on past practice. This code section will provide better service by not requiring an agreement between separate owners through a code modification.

This section distinguishes party walls from other fire walls in that it is on the property line and serves to separate buildings usually owned by two separate parties. When two separate structures are built up to the property line, the designer has the option of using two separate exterior walls with zero FSD or a party wall. Since there is a real property line involved, the prohibition for openings between the two buildings is important and even utilities cannot penetrate the party wall.

Cost Impact:

Reduces cost -no code modification fee.

ACTION TAKEN:

2012 Code Committee			Date: 11/20/13
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board Technical Subcommittee			Date: 11/21/13
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Development Advisory Board			Date: 1/16/14
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
Council Subcommittee			Date: 2/18/14
<input checked="" type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken
City Council Action			Date:
<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Modified and approved	<input type="checkbox"/> Denied	<input type="checkbox"/> No action taken



CODE CHANGE PROPOSAL

Proposed Amendments to the 2012 Uniform Plumbing Code Air Admittance Valves, Section 912.0

Submitted by: Phoenix Planning and Development Code Committee

912.0 Air Admittance Valves

912.1 General. Vent systems shall be allowed to be served by approved air admittance valves. Stack-type air admittance valves shall be in conformance with ASSE 1050 and individual and branch-type air admittance valves shall be in conformance with ASSE 1051.

912.2 Installation. The valves shall be installed in accordance with the requirements of this section and the manufacturer's installation instructions. Air admittance valves shall be installed after the drain, waste and vent testing required by Sections 712.2 or 712.3 has been approved by the administrative authority.

912.3 Where permitted. Individual and branch vents shall be permitted to terminate with a connection to an individual or branch-type air admittance valve in accordance with Section 912.3.1. Stack vents and vent stacks shall be permitted to terminate to stack-type air admittance valves in accordance with Section 912.3.2.

912.3.1 Horizontal branches. Individual and branch-type air admittance valves shall vent only fixtures that are on the same floor level and connect to a horizontal branch drain. Where the horizontal branch is located more than four branch intervals from the top of the stack, the horizontal branch shall be provided with a relief vent that shall connect to a vent stack or stack vent, or extend outdoors to the open air. The relief vent shall connect to the horizontal branch drain between the stack and the most downstream fixture drain connected to the horizontal branch drain. The relief vent shall be sized in accordance with Section 904.1 and installed in accordance with Section 905. The relief vent shall be permitted to serve as the vent for other fixtures.

912.3.2 Stack. Stack-type air admittance valves shall be prohibited from serving as the vent terminal for vent stacks or stack vents that serve drainage stacks having more than six branch intervals.

912.4 Location. Individual and branch-type air admittance valves shall be located a minimum of 4 inches (102 mm) above the horizontal branch drain or fixture drain being vented. Stack-type air admittance valves shall be located not less than 6 inches (152 mm) above the flood level rim of the highest fixture being vented. The air admittance valve shall be located within the maximum developed length permitted for the vent. The air admittance valve shall be installed not less than 6 inches (152 mm) above insulation materials.

912.5 Access and ventilation. Access shall be provided to all air admittance valves for the purpose of maintenance or replacement. The valve shall be located within a ventilated space that allows air to enter the valve.

912.6 Size. The air admittance valve shall be rated in accordance with the standard for the size of the vent to which the valve is connected.

912.7 Vent required. Within each plumbing system, not less than one stack vent or vent stack shall extend outdoors to the open air.

912.8 Prohibited installations. Air admittance valves shall not be installed in non-neutralized special waste systems as described in Chapter 8 except where such valves are in compliance with ASSE 1049, are constructed of materials approved in accordance with Section 811.2 and are tested for chemical

resistance in accordance with ASTM F 1412. Air admittance valves shall not be located in spaces utilized as supply or return air plenums. Air admittance valves without an engineered design shall not be utilized to vent sumps or tanks of any type.

Reasons:

Air admittance valves are currently allowed in the 2012 International Plumbing Code Section 918.0 and were previously allowed in the Arizona State Plumbing Code, Arizona Administrative Code, Title 4, Chapter 48. This amendment is designed to align the acceptance of air admittance valves with the other adopted plumbing code.

Cost Impact:

Cost savings from reducing the number of plumbing vent pipes serving a building.

ACTION TAKEN:

2012 Code Committee Date: 11/20/13

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board Technical Subcommittee Date: 11/21/13

Approved as submitted Modified and approved Denied No action taken

Development Advisory Board Date: 1/16/14

Approved as submitted Modified and approved Denied No action taken

Council Subcommittee Date: 2/18/14

Approved as submitted Modified and approved Denied No action taken

City Council Action Date:

Approved as submitted Modified and approved Denied No action taken



BUILDING CONSTRUCTION CODE CHANGE PROPOSAL

Proposed Amendments to the 2012 International Residential Code
Sections R313.1 & R313.2

Submitted by: Phoenix Planning & Development Department Code Committee

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed, unless required by the Bret Tarver Sprinkler Ordinance Section 903.2 903.1 of the Phoenix Fire Code.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section P2904.

R313.2 One- and two-family detached dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in detached one- and two-family dwellings as required by Detached one-family dwellings shall comply with the Bret Tarver Sprinkler Ordinance Section 903.2 903.1 of the Phoenix Fire Code.

Exception: An automatic residential fire sprinkler system shall not be required for installed in additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system unless as required by the Bret Tarver Sprinkler Ordinance Section 903.2 903.1 of the Phoenix Fire Code.

R313.2.1 Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

Reasons:

In accordance with Arizona Revised Statutes Title 9, Chapter 7, Article 1, Section 9-807, municipalities shall not adopt an ordinance that prohibits a person from choosing not to install fire sprinklers in a single family detached residence or any residential building that contains not more than two dwelling units. This section does not apply to any ordinance requiring sprinklers adopted prior to December 31, 2009, so the existing Bret Tarver Sprinkler Ordinance can remain in effect.

Cost Impact:

There will be an added cost to the homebuilder when the scope of the project requires fire sprinklers.

ACTION TAKEN:

Table with 5 rows and 4 columns: Committee Name, Action (checkboxes for Approved, Modified, Denied, No action), and Date. Rows include 2012 Code Committee, Development Advisory Board Technical Subcommittee, Development Advisory Board, Council Subcommittee, and City Council Action.

CITY COUNCIL REPORT

FORMAL AGENDA

TO: Rick Naimark
Deputy City Manager

AGENDA DATE: February 26, 2014

FROM: Alan Stephenson
Acting Planning and Development
Director

ITEM:44 PAGES: 50-52

SUBJECT: ZONING ORDINANCE TEXT AMENDMENT Z-TA-14-13 REGARDING
EXPANSION OF BOUNDARIES FOR SINGLE-FAMILY ATTACHED (SFA)
DEVELOPMENT OPTION

This report provides information to the City Council on a Zoning Ordinance Text Amendment regarding expansion of the boundaries for the Single-Family Attached (SFA) Development Option. Staff requests the City Council approval of Zoning Ordinance Text Amendment TA-14-13 as shown in Attachment B. The Neighborhoods, Housing, and Development (NHD) Subcommittee recommended approval on February 18, 2014.

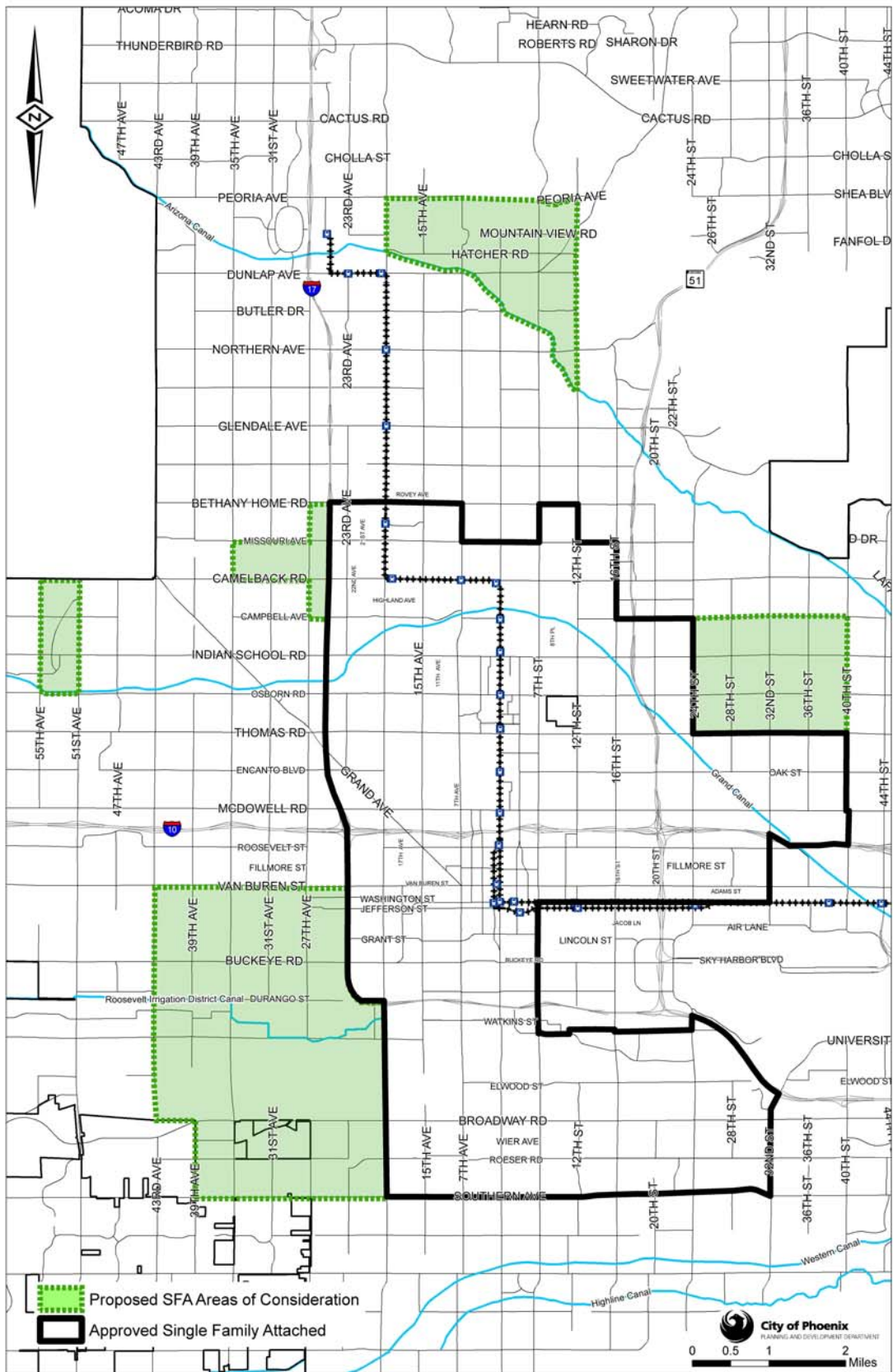
THE ISSUE

The purpose of the proposed text amendment is to update the Phoenix Zoning Ordinance to expand the boundaries for the Single-Family Attached (SFA) Development Option.

OTHER INFORMATION

The City Council approved the Single-Family Attached development option text amendment on December 18, 2013. Staff was directed to consider other areas within the city that would be appropriate to allow the use of the Single-Family Attached development option. The language approved at the December 18, 2013, City Council meeting will not be modified. The only change will be expanding the area allowed to utilize the SFA development option.

The Single-Family Attached development option is currently allowed by right in the Infill Development District and with Use Permit approval within a specific geographic area for properties that have multifamily or commercial zoning. This text amendment would allow the SFA development option in additional areas of the city for properties with multifamily (R-2, R-3, R-3A, R-4, R-5, or R-4A) and commercial (C-1, C-2, or C-3) zoning with Use Permit approval as proposed below:



This text amendment was filed by the Department on December 18, 2013, after direction from City Council to consider other areas.

The Text Amendment Advisory Committee (TAAC) did not review this text amendment. This proposal only seeks to expand applicable boundaries of existing text that was previously reviewed by TAAC.

The text amendment has been approved by 6 Village Planning Committees (VPC); 9 did not review the amendment as they are not in the additional areas staff proposes for this type of development. On February 4, the Camelback East Village Planning Committee approved the text amendment with modifications to the boundaries as shown in the boundary map in Attachment A.

The Planning Commission reviewed this text amendment on February 11, 2014, and recommended approval with the removal of areas in Camelback East as recommended by the Camelback East Village Planning Committee by a 7-0 vote. (Attachment B)

The City Council NHD Subcommittee reviewed this text amendment on February 18, 2014, and recommendation approval by a 4-0 vote.

RECOMMENDATION

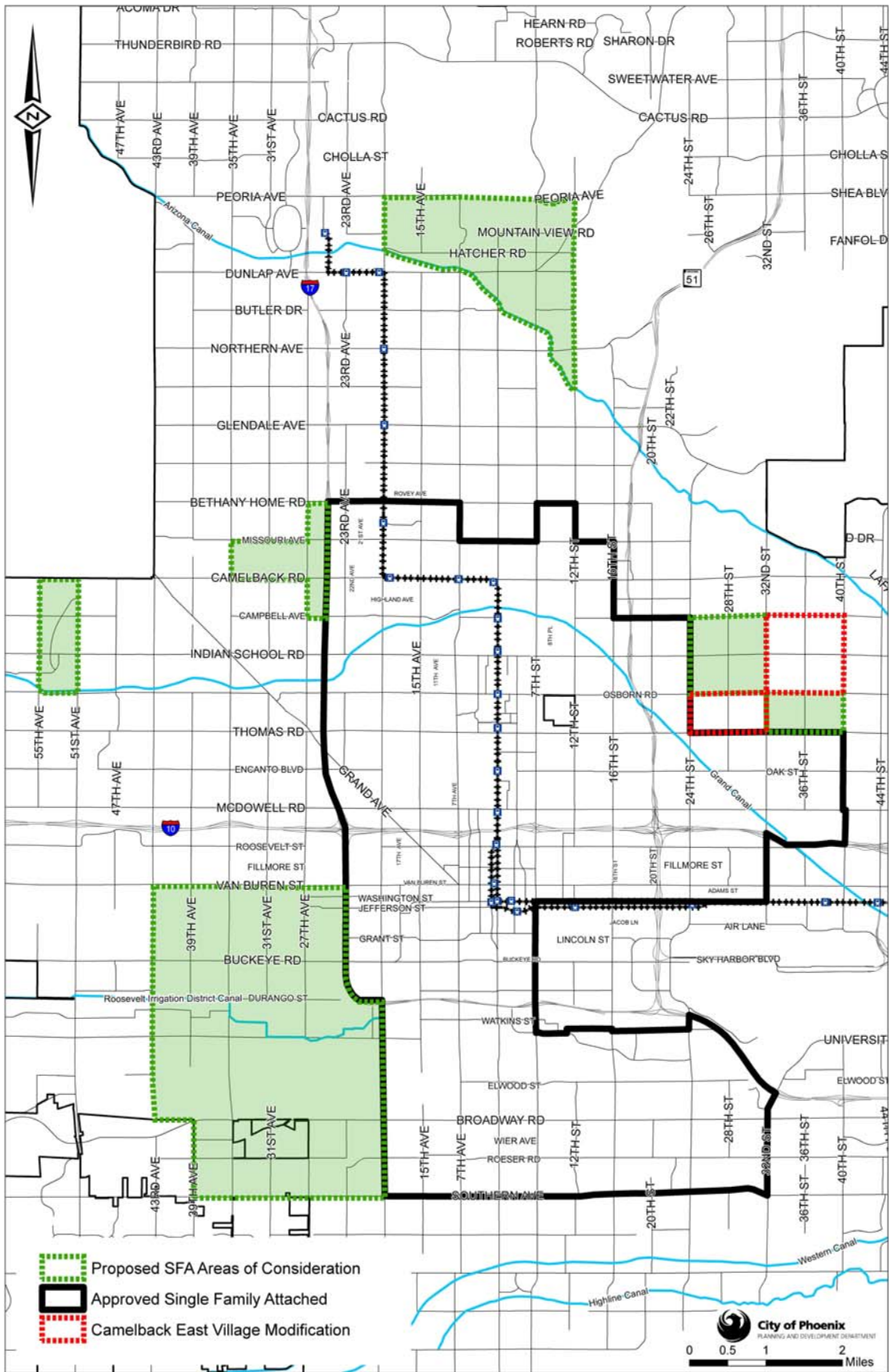
Staff requests City Council approval of Zoning Ordinance Text Amendment TA-14-13 as recommended by the NHD Subcommittee as shown in the agenda language.

Attachment:

- A: Village Planning Committee Results
- B: Planning Commission Approved Text Amendment Language
- C: Staff Report

Attachment A

TA-14-13 Expand Boundaries for the Single-Family Attached (SFA) Development Option			
<u>Village</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote</u>
Camelback East	1/7/2014	Continued to 2/4/14	
Maryvale	1/8/2014	Approved	9-0
Laveen	1/13/2014	Approved	6-0
North Mountain	1/15/2014	Approved	11-0
Estrella	1/21/2014	Approved	6-0
Alhambra	1/28/2014	Approved	6-0
Paradise Valley	1/13/2014	Withdrawn	12-0
Camelback East	2/4/2014	Approved modified boundary	12-0



Attachment B

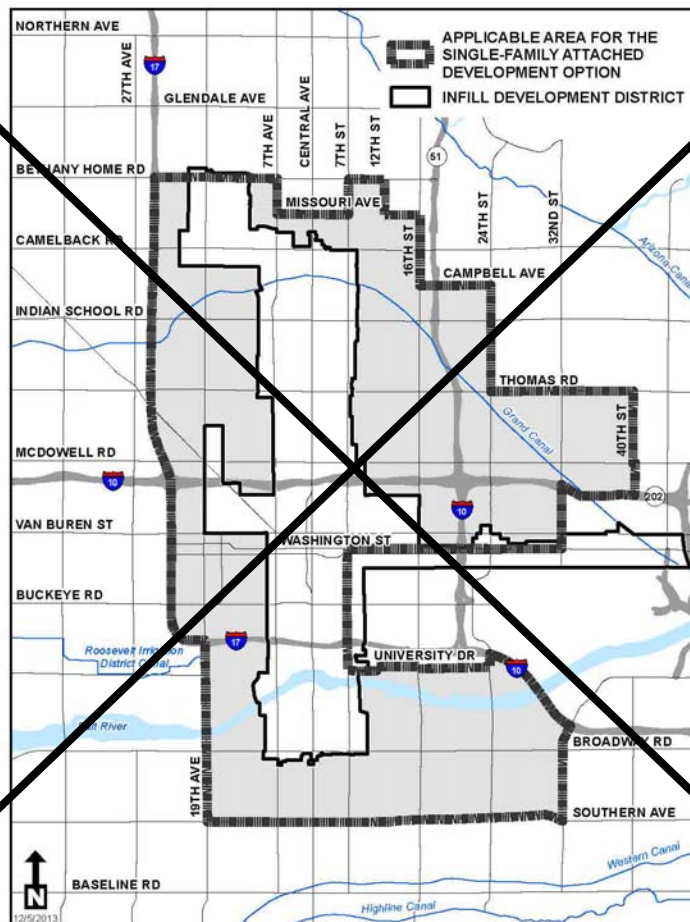
Z-TA-14-13 – Expand the Boundaries for the Single-Family Attached (SFA) Development Option

Proposed Language:

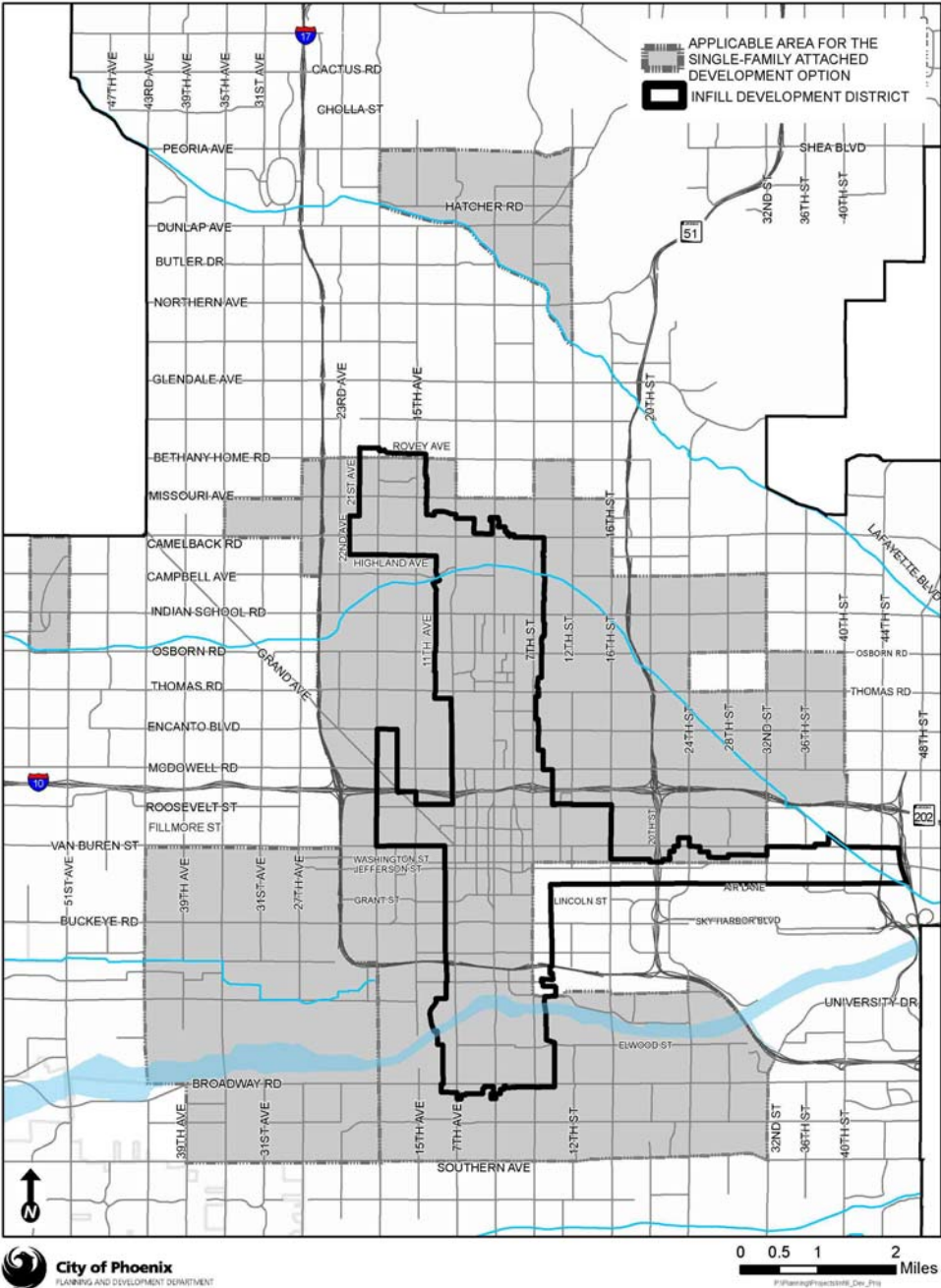
Amend Chapter 6, Section 608.F.5 (Residence Districts) by replacing the district boundary map to read as follows:

F. Permitted with Use Permit Approval Pursuant to Section 307.

5. Single-family attached (SFA) development option is allowed within the infill development district identified in the General Plan and with Use Permit approval for R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, and C-3 zoned properties within the following boundaries:



Insert New Map






City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** February 10, 2014

From: Tricia Gomez
Planner III 

Subject: BACK UP TO ITEM 2 (Z-TA-14-13) – TEXT AMENDMENT TO EXPAND THE BOUNDARIES FOR THE SINGLE-FAMILY ATTACHED (SFA) DEVELOPMENT OPTION

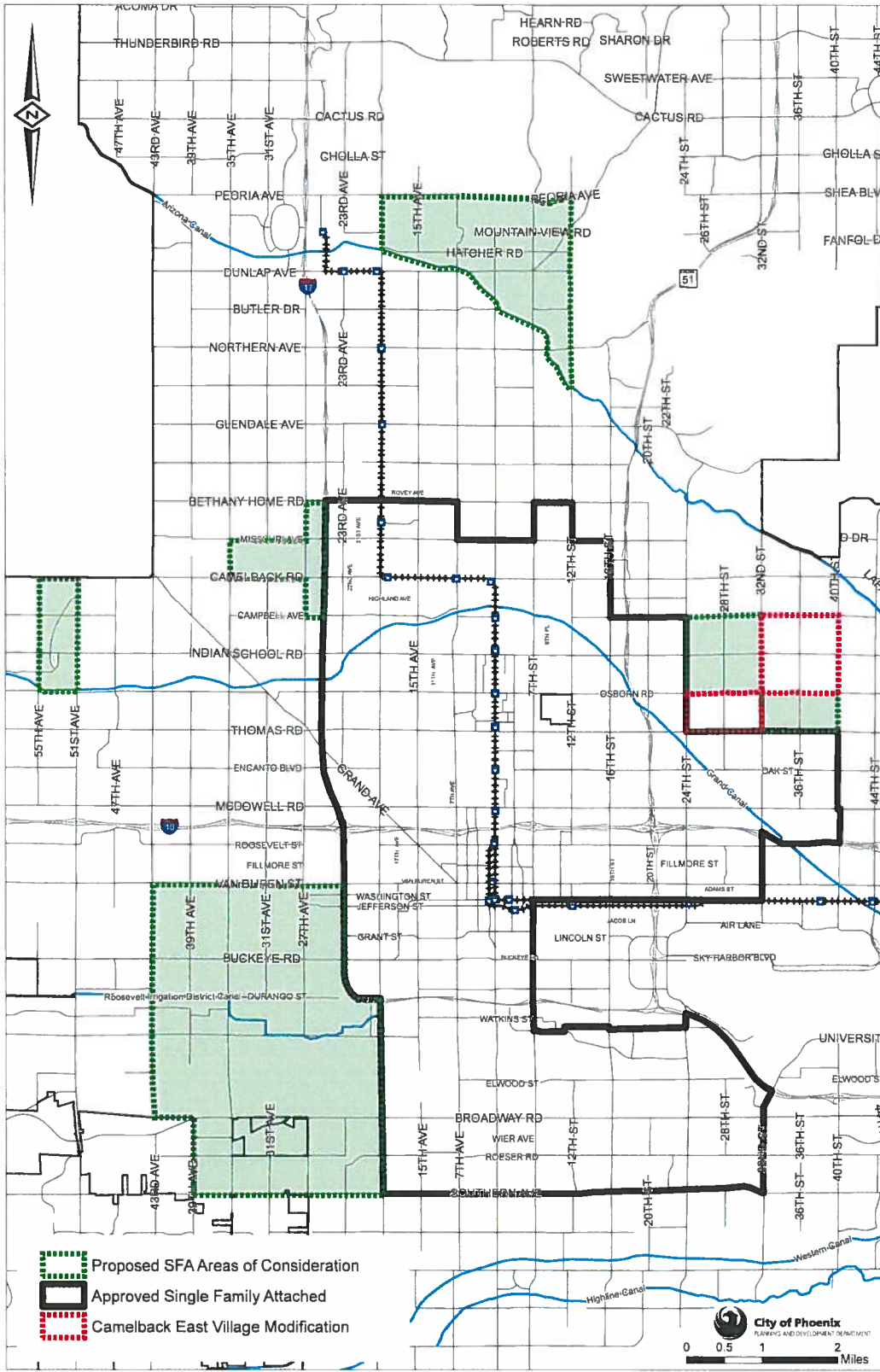
This memo recommends revised boundaries in the Camelback East expansion area which is primarily dedicated to single-family uses. Some Camelback East Village members were concerned about conversion of single-family zoning to multifamily zoning as a result of this text amendment in their area. Staff supports the revised area as recommended by the Camelback East Village Planning Committee as shown in Attachment A.

Staff recommends approval of Z-TA-14-13 as shown in Attachment B which includes the removal of areas in Camelback East which is primarily dedicated to single-family uses as recommended by the Camelback East Village Planning Committee.

Attachments:

- A – Map of expansion area with Camelback East modifications
- B – Proposed Language

Attachment A



Attachment B

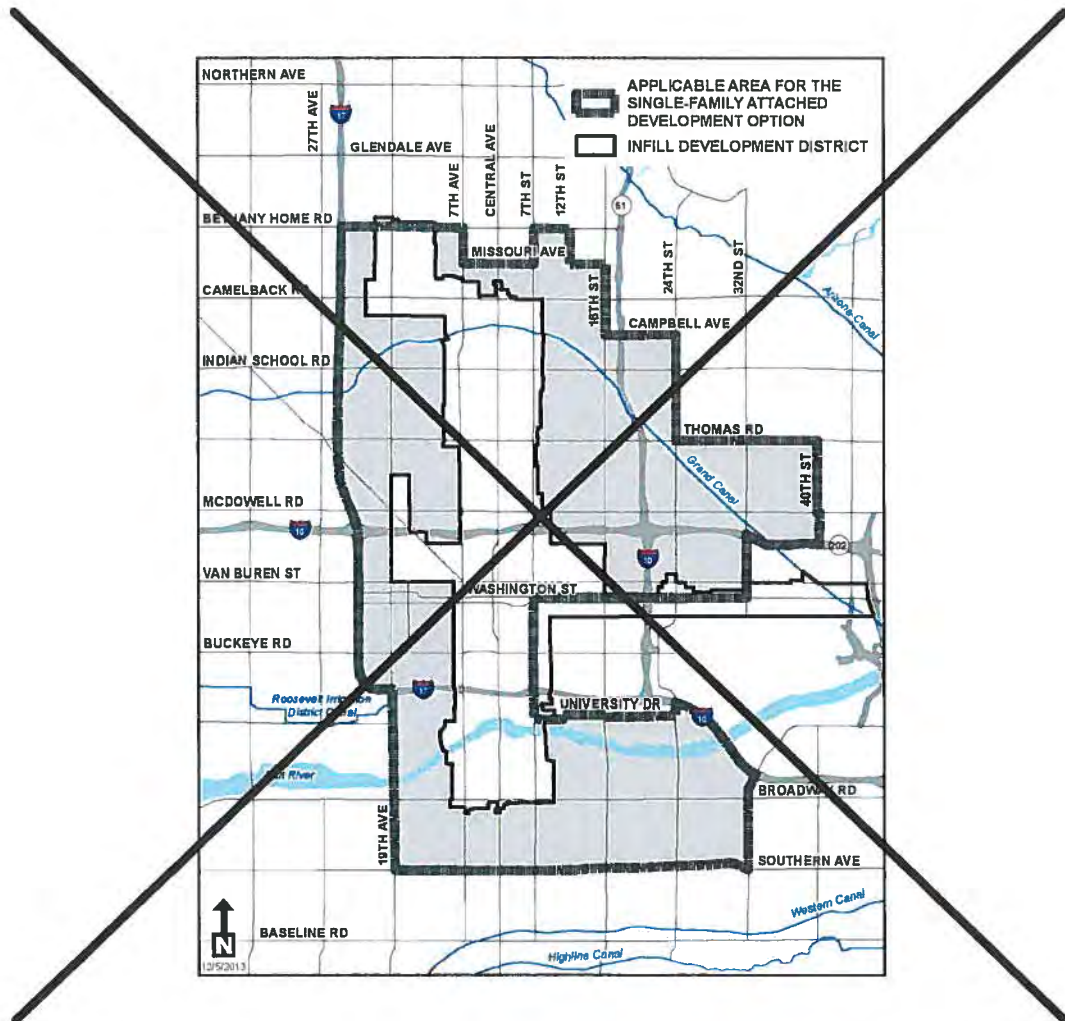
Z-TA-14-13 – Expand the Boundaries for the Single-Family Attached (SFA) Development Option

Proposed Language:

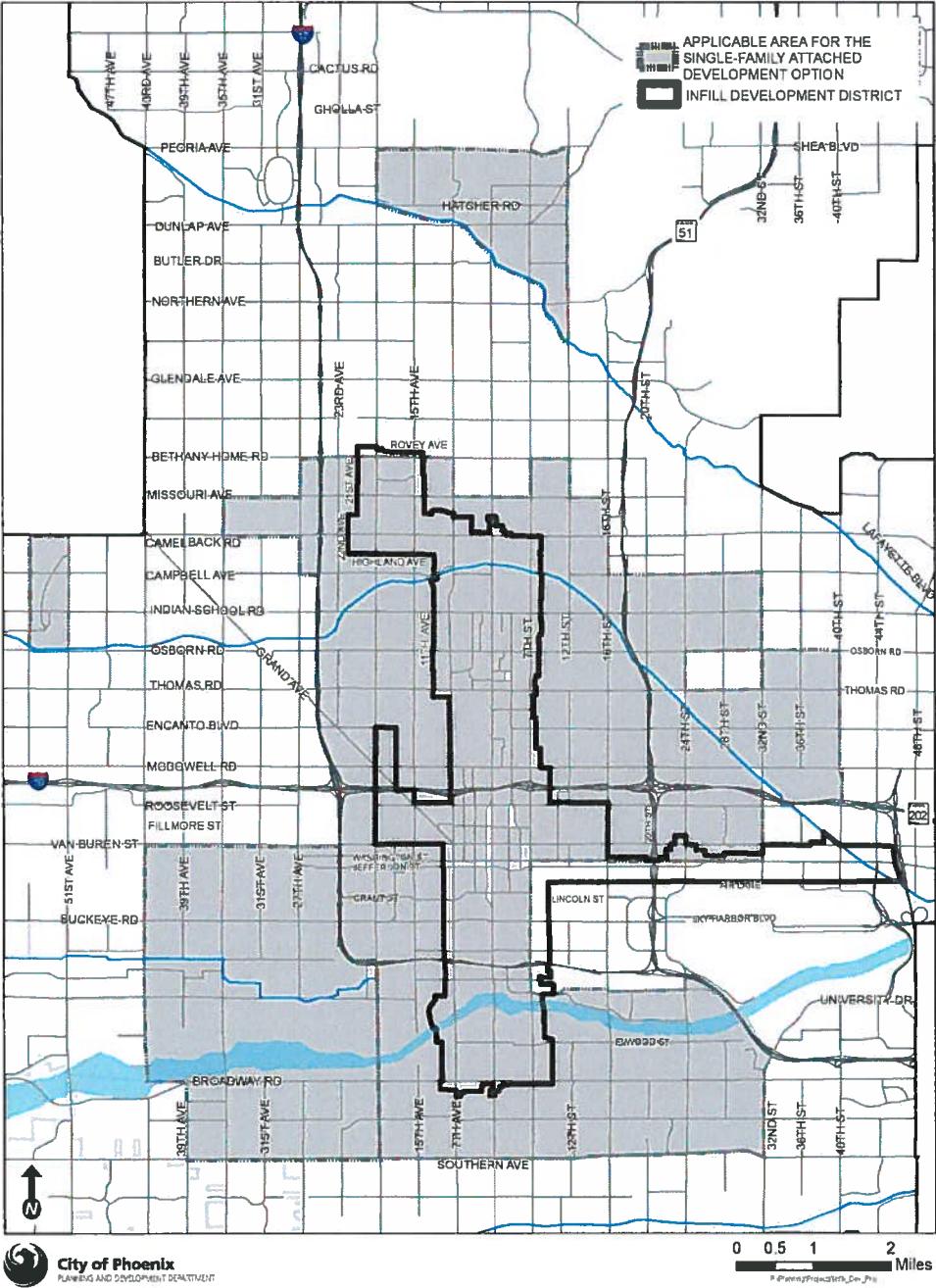
Amend Chapter 6, Section 608.F.5 (Residence Districts) by replacing the district boundary map to read as follows:

F. Permitted with Use Permit Approval Pursuant to Section 307.

- 5. Single-family attached (SFA) development option is allowed within the infill development district identified in the General Plan and with use permit approval for R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2 and C-3 zoned properties within the following boundaries:



Insert New Map





City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Camelback East Village Planning Committee **Date:** January 6, 2014

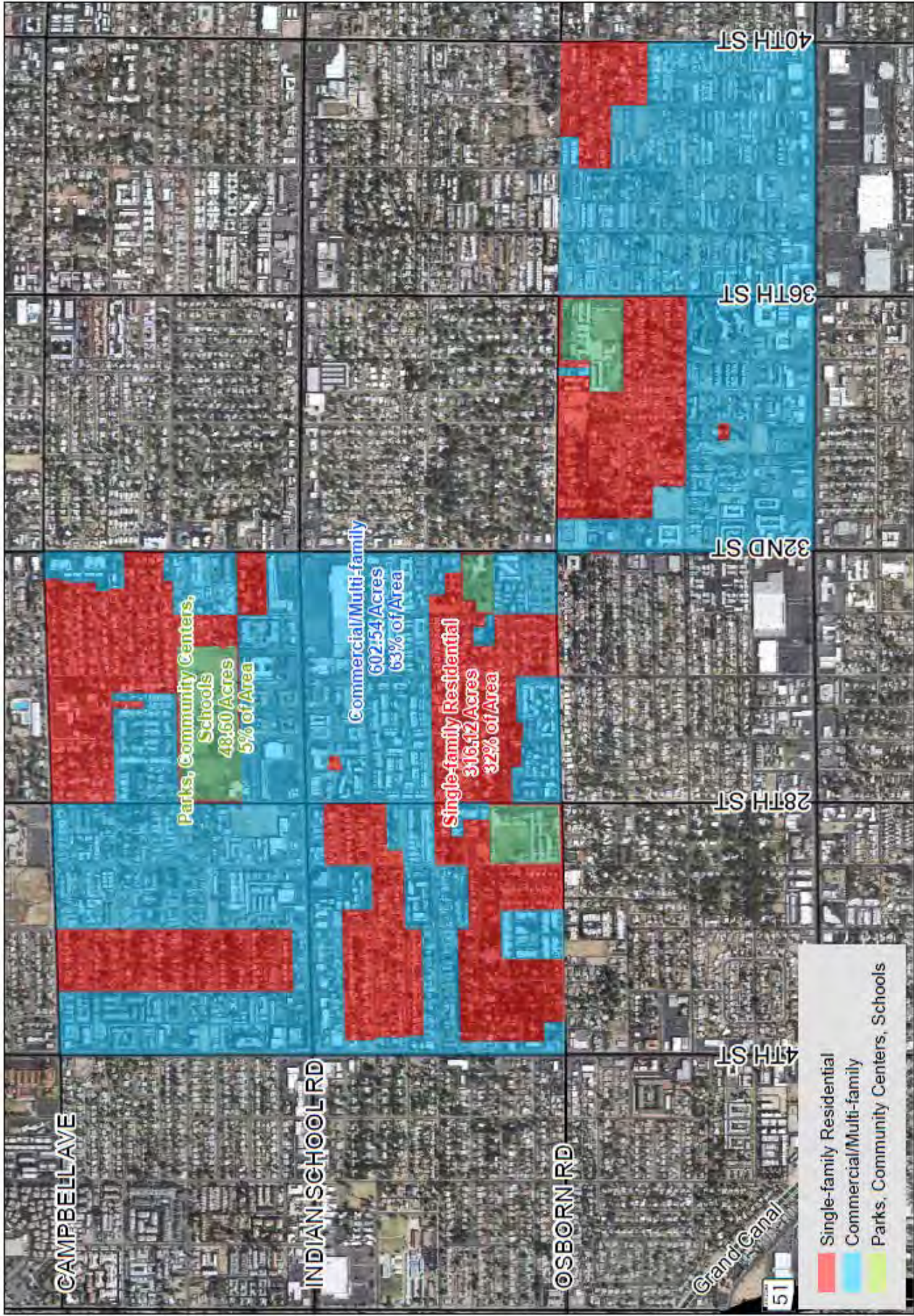
From: Alan Stephenson 
Acting Director

Subject: BACKUP TO ITEM 5 – Z-TA-14-13 – AMEND CHAPTER 6 OF THE ZONING ORDINANCE TO EXPAND THE BOUNDARIES FOR THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION

Upon additional study, staff is recommending only a portion of the recommended expansion area under consideration in Z-TA-14-13. Staff analyzed the ratio of land dedicated to single-family residential or parks, community centers and schools, versus land dedicated to commercial or multi-family uses. Staff is recommending removal of an area in Camelback East which is primarily dedicated to single-family uses. In the remaining recommended expansion areas in Camelback East, only 32% of the land area is dedicated to single-family residential and 5% is dedicated to parks, community centers and schools, while 63% of the area is dedicated to commercial or multi-family land uses. This limited area will minimize the potential to convert single-family areas to multi-family areas. The attached map highlights the new area in the Camelback East Village, which staff is recommending to be included for expansion of the boundaries of the Single-Family Attached Development Option.

Attachments:

A – Campbell Avenue and Thomas Road Single-Family Residential and Commercial/Multi-family map.



Campbell Avenue and Thomas Road
Single-family Residential and Commercial/Multi-family

Source: City of Phoenix, Department of Planning and Development, GIS Data, 2018



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment

Application No Z-TA-14-13: Amend Chapter 6, Section 608.F.5 of the Zoning Ordinance to expand the boundaries for the Single-Family Attached (SFA) development option.

Staff recommendation: Staff recommends approval of Z-TA-14-13 as shown in Attachment A.

PURPOSE

The City Council approved the Single-Family Attached development option text amendment on December 18, 2013 (Ordinance G-5874). Staff was directed to consider other areas within the city that would be appropriate to allow the use of the Single-Family Attached development option. The language approved at the December 18, 2013 City Council meeting will not be modified. The only change will be expanding the area allowed to utilize the SFA development option.

BACKGROUND

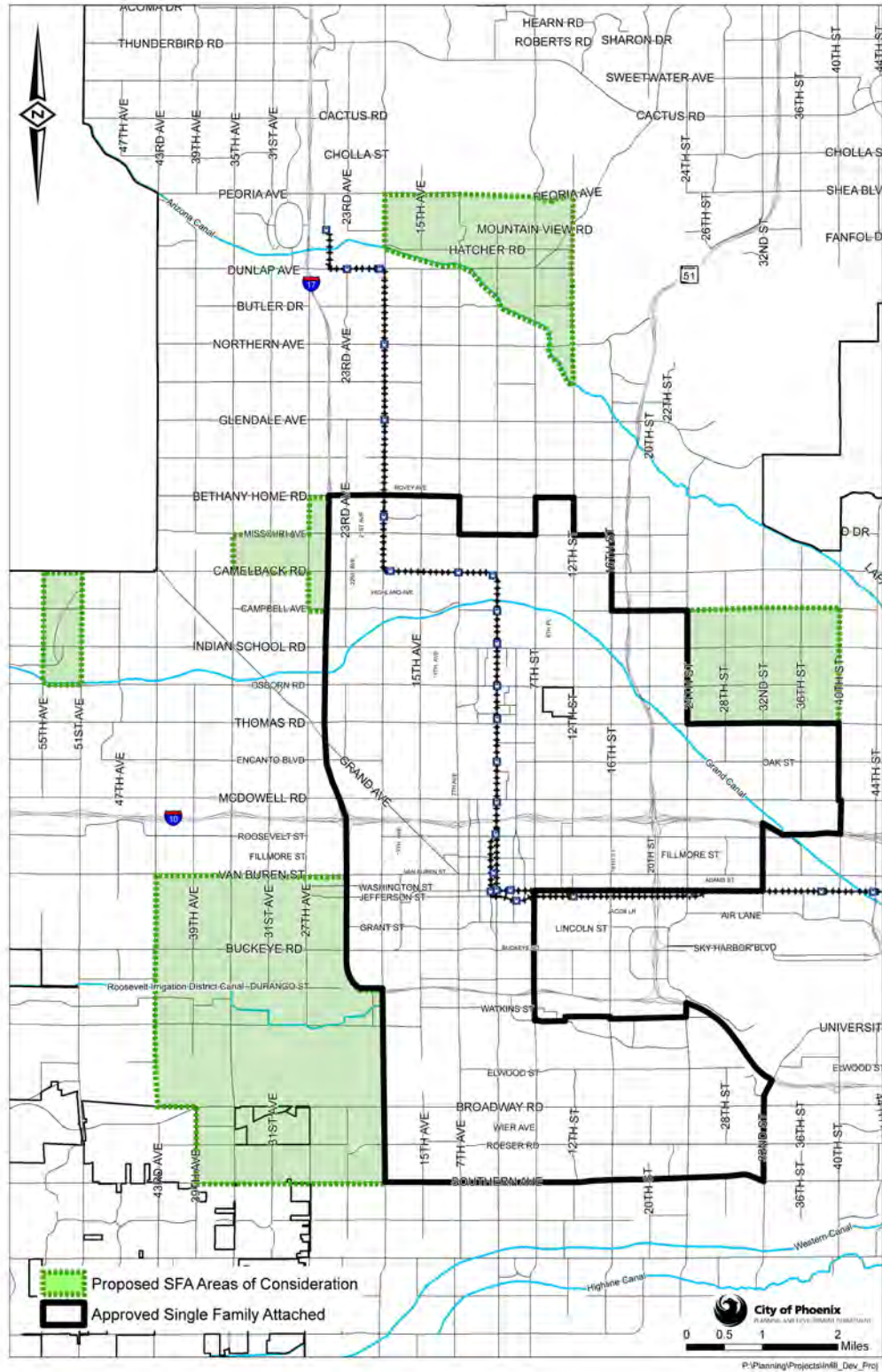
An Infill Advisory Group was formed in the summer of 2013 to evaluate the challenges of infill development and to recommend improvements in the technical process and neighborhood notification systems. One of the staff recommendations supported by the Infill Advisory Group was to move forward with drafting a new ordinance to allow and support single-family attached residential developments.

An increased request for attached single-family home developments has made staff aware that there is a lack of development tools to allow this housing type. In addition, there are numerous studies showing that younger generations want a more urban lifestyle along with more highly skilled knowledge workers. This text amendment will allow for an ownership product that will help retain and attract these types of workers and make the city competitive in the 21st Century Economy. The challenges faced by this type of development necessitated a review of possible solutions that provide a quality, efficient and functional design.

There have been several projects recently that have had to obtain approval for multiple variances and technical appeals to construct attached and semi-detached single-family homes with each unit on an individual lot. The ability to sell a dwelling unit and the land it is built on opens the door to different financing opportunities available in today's market. The entitlements for the property will not change from the base zoning district, just the development options will be expanded.

The Single-Family Attached development option is currently allowed by right in the Infill Development District and with use permit approval within a specific geographic area for properties that have multifamily or commercial zoning. This text amendment would allow

the SFA development option in additional areas of the city for properties with multifamily (R-2, R-3, R-3A, R-4, R-5 or R-4A) and commercial (C-1, C-2 or C-3) zoning with use permit approval as proposed below.



CONCLUSION

The proposed text amendment would expand the area allowed to utilize the Single-Family Attached development option. This would provide an additional zoning tool within the city that would allow the opportunity for quality, compact, and functional single-family development. The existing language for the SFA development option in the zoning ordinance protects the historic neighborhoods and historic designated properties as well as ensures all overlays and special planning district requirements are met. Projects within the defined expanded applicable area would be entitled to utilize the SFA development option with use permit approval for properties zoned multifamily or commercial.

Staff recommends approval of the changes to the Zoning Ordinance as proposed in Attachment A.

Writer

Sandra Hoffman
2-11-14
LT

Attachments

- A. Proposed Language to replace applicable area map for SFA Development Option
- B. Ordinance G-5874 adopting TA-5-13 SFA Development Option

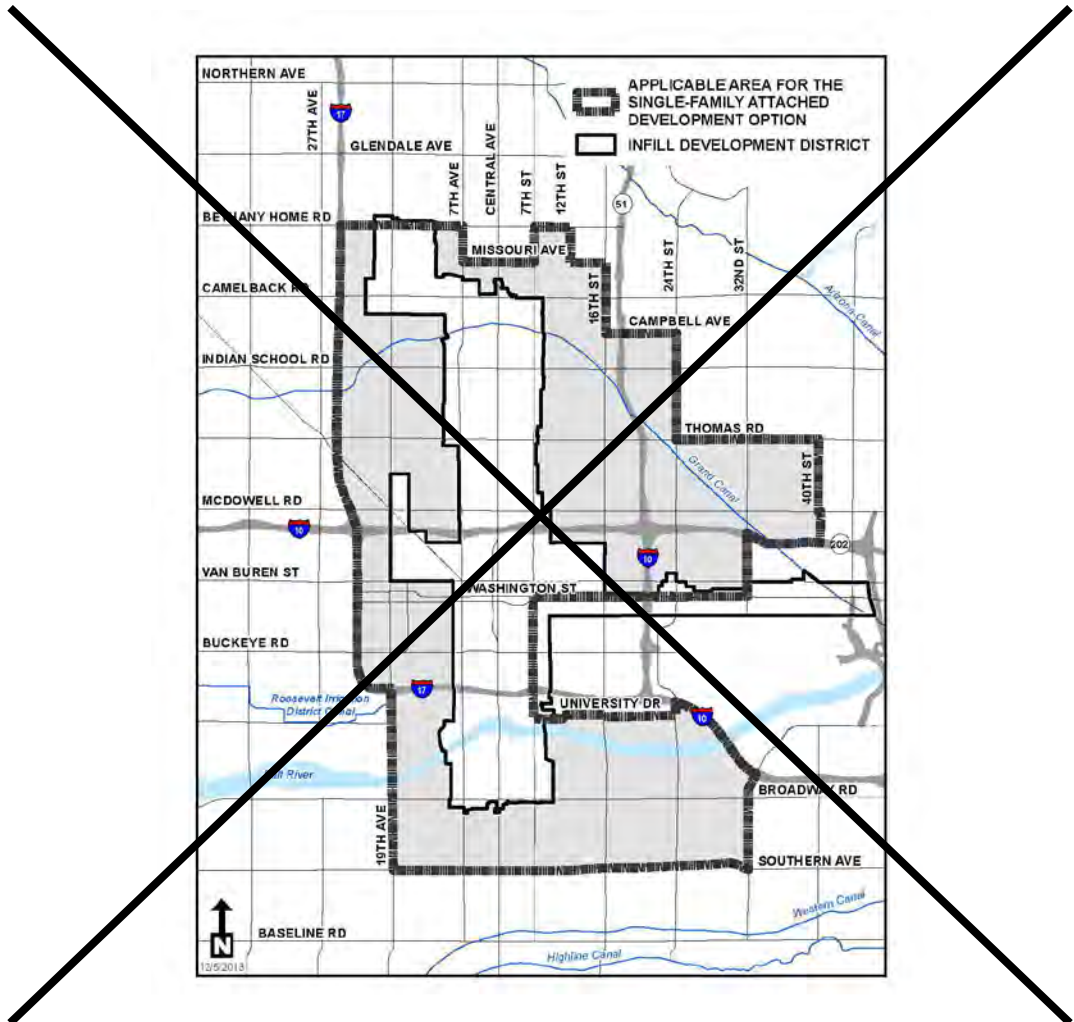
Attachment A
**Z-TA-14-13 Expand the Boundaries for the
Single-Family Attached (SFA) Development Option**

Staff Proposed Expanded Applicable Area:

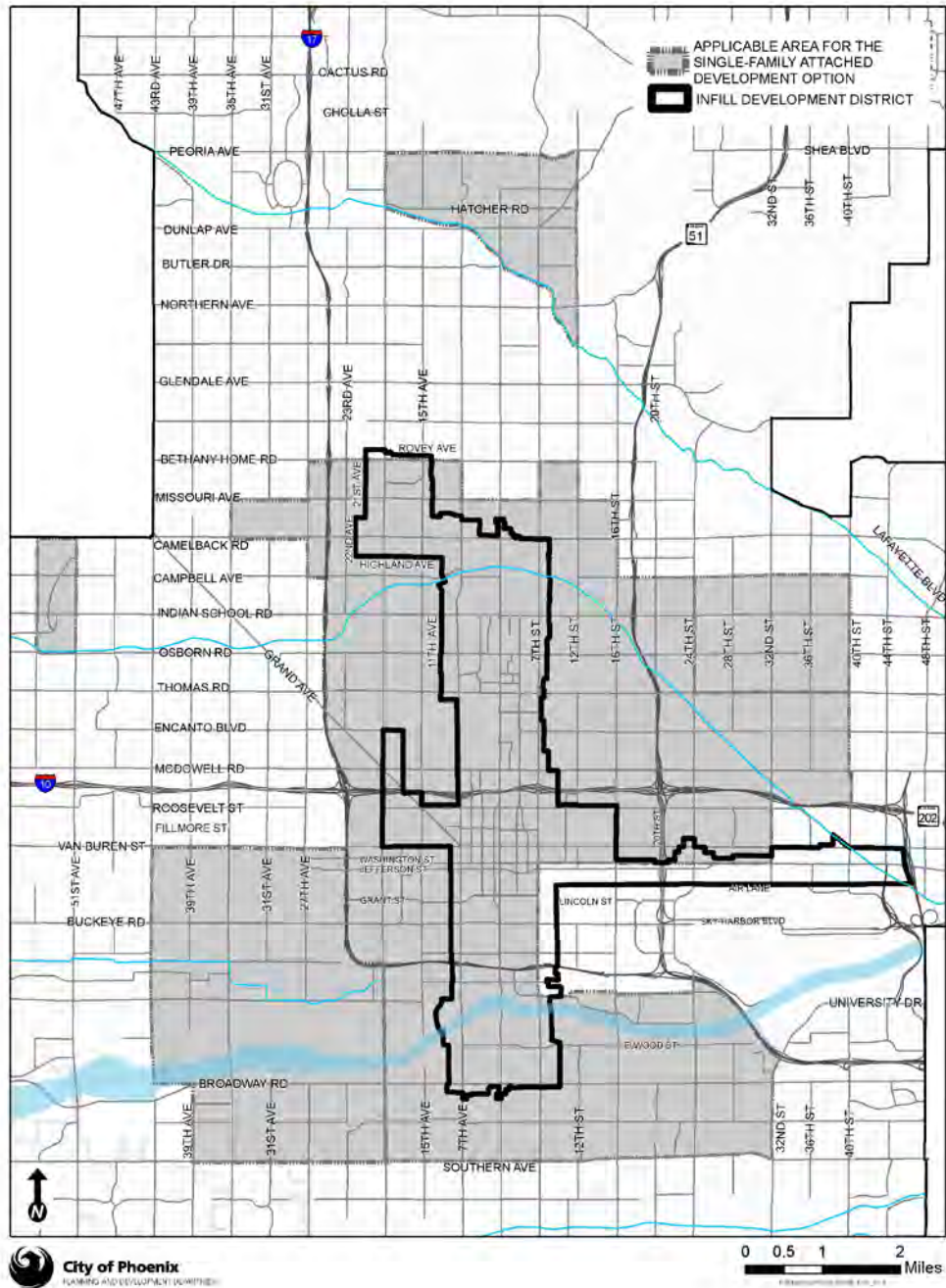
Amend Chapter 6, Section 608.F.5 (Residence Districts) by replacing the district boundary map to read as follows:

F. Permitted with Use Permit Approval Pursuant to Section 307.

5. Single-family attached (SFA) development option is allowed within the infill development district identified in the General Plan and with use permit approval for R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2 and C-3 zoned properties within the following boundaries:



Insert New Map



ORDINANCE G-5874

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 202 (DEFINITIONS), SECTION 608 (RESIDENCE DISTRICTS), SECTION 614 (R-2 MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 615 (R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 616 (R-3A MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 617 (R-4 MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 618 (R-5 MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 619 (R-4A MULTIPLE-FAMILY RESIDENCE DISTRICT), SECTION 622 (COMMERCIAL C-1 DISTRICT—NEIGHBORHOOD RETAIL), SECTION 623 (COMMERCIAL C-2 DISTRICT—INTERMEDIATE COMMERCIAL), SECTION 624 (COMMERCIAL C-3 DISTRICT—GENERAL COMMERCIAL), AND SECTION 701 (BULK REGULATIONS) OF THE ZONING ORDINANCE IN REGARDS TO SINGLE-FAMILY ATTACHED (SFA) DEVELOPMENT OPTION.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. That Chapter 2, Section 202 (Definitions); Chapter 6, Section 608 (Residence Districts), Section 614 (R-2 Multiple-Family Residence District), Section 615 (R-3 Multiple-Family Residence District), Section 616 (R-3a Multiple-Family Residence District), Section 617 (R-4 Multiple-Family Residence District), Section 618

(R-5 Multiple-Family Residence District), Section 619 (R-4a Multiple-Family Residence District), Section 622 (Commercial C-1 District—Neighborhood Retail), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial); and Chapter 7, Section 701 (Bulk Regulations) be amended as shown in Exhibit “A” which is attached to this Ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 18th day of December, 2013.



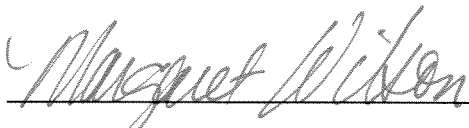
MAYOR

ATTEST:



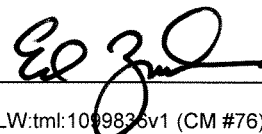
ACTING
City Clerk

APPROVED AS TO FORM:



Acting City Attorney

REVIEWED BY:



Acting City Manager

MLW:tml:1099836v1 (CM #76) (Item#88) 12/18/13

Exhibit A

Amend Chapter 2, Section 202 (Definitions) to read as follows:

Dwelling, Single-Family_i Attached: A building containing dwelling units each of which has primary ground floor access to the outside and which are attached to each other by ~~party walls without opening~~. EACH UNIT EXTENDS FROM THE FOUNDATION TO ROOF AND HAS OPEN SPACES ON AT LEAST TWO SIDES. The term "Attached Single-Family Dwelling" is intended primarily for dwelling types as townhouses and duplexes.

Multi-Family Residence: See "Dwelling, Multiple-family"

SINGLE-FAMILY ATTACHED (SFA) DEVELOPMENT: A GROUP OF SINGLE-FAMILY ATTACHED DWELLING UNITS LOCATED ON INDIVIDUALLY OWNED LOTS WITH COMMON AREAS WHICH ARE DESIGNED AS AN INTEGRATED FUNCTIONAL UNIT. PERIMETER STANDARDS ARE DEFINED AND POTENTIAL BONUS DENSITY AND DESIGN FLEXIBILITY ALLOW FOR QUALITY INDIVIDUAL PROPERTY OWNERSHIP WITHIN A LARGER DEVELOPMENT. INCLUDES TOWNHOUSE AND ROW HOUSE DWELLINGS LOCATED ON SMALL SINGLE-FAMILY OWNED LOTS.

Amend Chapter 6, Section 608 (Residence Districts) to read as follows:

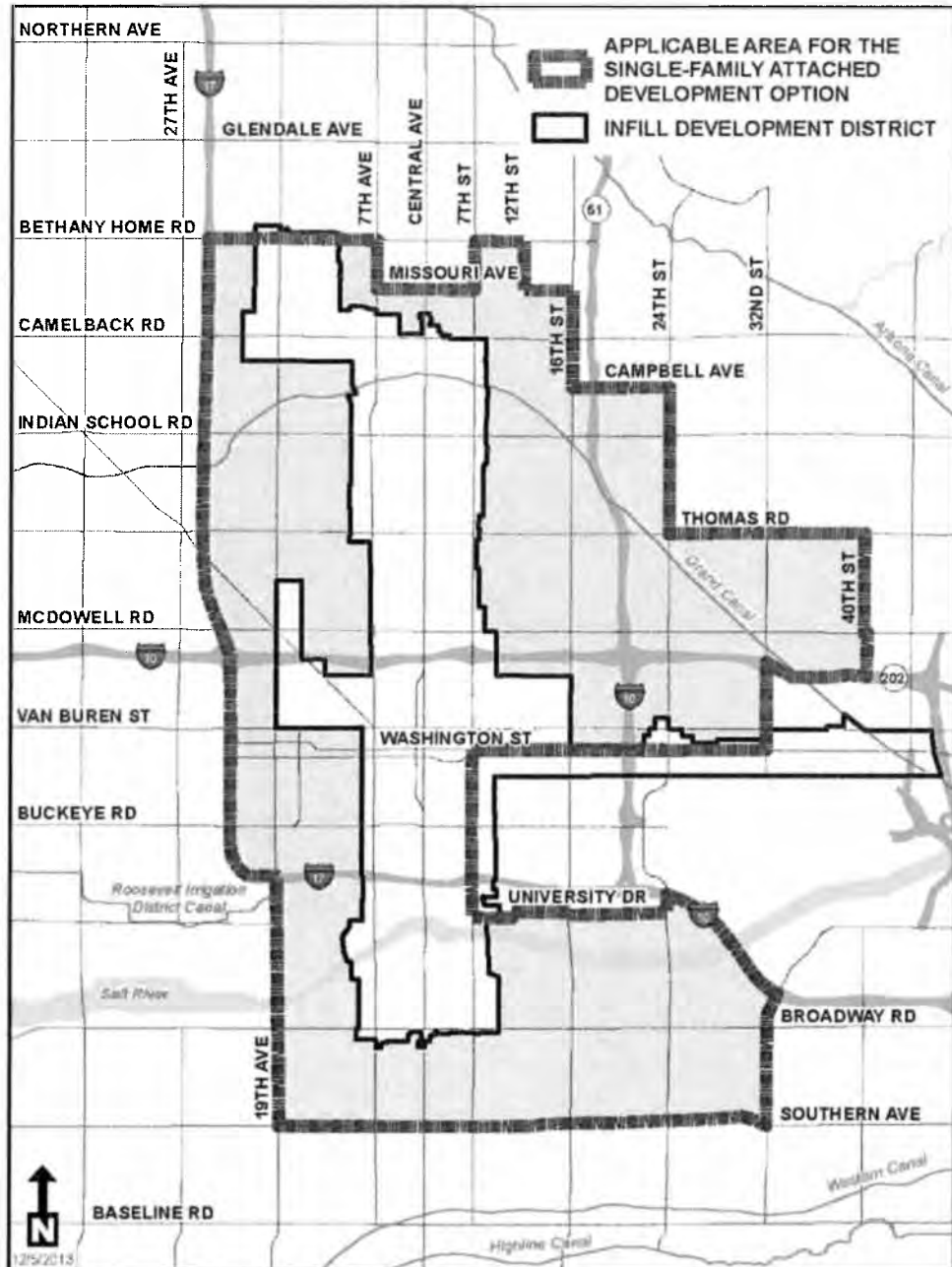
- B. Use of district regulations. The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through ~~648~~ 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through ~~R-5~~ R-4A zoning districts (Sections 611 through ~~648~~ 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through ~~648~~ 619.

All subsequent development shall be in accordance with the initially selected development option UNLESS A USE PERMIT IS OBTAINED. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.

- F. Permitted with Use Permit Approval Pursuant to Section 307.

5. SINGLE-FAMILY ATTACHED (SFA) DEVELOPMENT OPTION IS

ALLOWED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR WITH USE PERMIT APPROVAL FOR R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2 AND C-3 ZONED PROPERTIES WITHIN THE FOLLOWING BOUNDARIES:



- a. THE SFA DEVELOPMENT OPTION DOES NOT ELIMINATE ANY HISTORIC OR REDEVELOPMENT AREA, SPECIAL PLANNING

DISTRICT OR OVERLAYS. WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THE SFA DEVELOPMENT OPTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

HISTORIC PRESERVATION DESIGNATED PROPERTIES OR PROPERTIES IN HISTORIC PRESERVATION DISTRICTS CANNOT USE THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION.

b. DESIGN REQUIREMENTS:

APPLICANTS MUST PROVIDE PHOTOGRAPHS OF THE PROPERTY SURROUNDING THEIR SITE AND AN EXPLANATION OF HOW THE SINGLE-FAMILY ATTACHED PROJECT ARCHITECTURE WOULD COMPLIMENT AND BE INTEGRATED INTO THE SURROUNDING NEIGHBORHOOD.

- (1) INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE AN ENTRYWAY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDE A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE.
- (2) REQUIRED COVERED PARKING SPACES SHALL NOT FRONT ON STREET RIGHTS-OF-WAY.

c. PERIMETER LANDSCAPE SETBACKS AND REQUIREMENTS:

- (1) RESIDENCES THAT FRONT ON ARTERIAL, COLLECTOR, OR LOCAL STREET RIGHTS-OF-WAY SHALL PROVIDE A MINIMUM 10-FOOT WIDE LANDSCAPE TRACT OR COMMUNITY MAINTAINED LANDSCAPING ABUTTING THE STREET, EXCEPT WHEN WITHIN 2,000 FEET OF A LIGHT RAIL STATION.
- (2) RESIDENCES THAT SIDE ON ARTERIAL, COLLECTOR, OR LOCAL STREET RIGHTS-OF-WAY SHALL PROVIDE A MINIMUM 15-FOOT WIDE LANDSCAPE TRACT OR COMMUNITY MAINTAINED LANDSCAPING ABUTTING THE STREET.
- (3) PERIMETER OF THE DEVELOPMENT NOT ABUTTING

RIGHTS-OF-WAY MUST PROVIDE A MINIMUM 5-FOOT LANDSCAPE SETBACK, EXCEPT THAT DEVELOPMENT ADJACENT TO A SINGLE-FAMILY RESIDENTIAL DISTRICT OR HISTORIC PRESERVATION DESIGNATED PROPERTY MUST PROVIDE A MINIMUM 10-FOOT LANDSCAPE SETBACK.

- (4) MINIMUM TREES SPACED 20-FEET ON CENTER OR EQUIVALENT GROUPINGS IN REQUIRED LANDSCAPE SETBACKS.

MINIMUM ONE-AND-A-HALF-INCH CALIPER (50% OF REQUIRED TREES). MINIMUM TWO-INCH CALIPER OR MULTI-TRUNK TREE (25% OF REQUIRED TREES). MINIMUM THREE-INCH CALIPER OR MULTI-TRUNK TREE (25% OF REQUIRED TREES). PROVIDE MINIMUM FIVE 5-GALLON SHRUBS PER TREE.

- d. OPEN SPACE: ONLY FENCES TO ENCLOSE POOL OR COMMUNITY AMENITIES ALLOWED WITHIN REQUIRED OPEN SPACE.
- e. ATTACHED SINGLE-FAMILY UNITS IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200-FEET WITHOUT HAVING A MINIMUM 20-FOOT WIDE OPEN AREA
- f. PARKING REQUIREMENTS:
 - (1) WITHIN INFILL DEVELOPMENT DISTRICT: 1.3 SPACES PER EFFICIENCY UNIT, 1.5 SPACE PER TWO BEDROOM UNIT AND 2 SPACES PER THREE OR MORE BEDROOM UNIT MUST BE PROVIDED THAT ARE COVERED OR LOCATED WITHIN A GARAGE AND A MINIMUM .25 UNRESERVED GUEST PARKING SPACES PER UNIT MUST BE PROVIDED ON SITE.
 - (2) WITHIN THE APPLICABLE AREA THAT IS NOT LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT: TWO PARKING SPACES PER DWELLING UNIT MUST BE PROVIDED THAT ARE COVERED OR LOCATED WITHIN A GARAGE. THE REQUIRED SPACES FOR EACH UNIT MUST BE LOCATED ON THE LOT THAT THE UNIT IS ON. A MINIMUM .25 UNRESERVED GUEST PARKING SPACES PER UNIT MUST BE PROVIDED ON SITE.
- g. ALLEY ACCESS:

- (1) WITHIN INFILL DEVELOPMENT DISTRICT: ALLEY ACCESS ALLOWED
 - (2) WITHIN THE APPLICABLE AREA THAT IS NOT LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT: NO ALLEY ACCESS ALLOWED IF ADJACENT TO SINGLE-FAMILY OR HISTORIC PRESERVATION ZONING DISTRICT UNLESS APPROVED AS PART OF THE USE PERMIT HEARING AND ALL NECESSARY TECHNICAL APPEALS HAVE BEEN APPROVED.
- h. MAXIMUM 40-INCH FENCE HEIGHT ALLOWED IN THE REQUIRED BUILDING SETBACK ALONG PERIMETER RIGHT-OF-WAYS.
 - i. SIGNAGE SUBJECT TO THE REGULATIONS OF THE PHOENIX ZONING ORDINANCE SECTION 705 TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

H. General Provisions.

- 1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map unless exempted by this ordinance.

In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets EXCEPT FOR SINGLE-FAMILY ATTACHED DEVELOPMENT INDIVIDUAL DWELLING UNITS.

- I. Development Regulations. Following are definitions of terms used in the development standards tables for each district:

- 2. Dwelling unit density: The total number of dwelling units on a site divided by the gross area of the site.
 - a. Under the planned residential development , additional density may

be granted in the R1-10 through ~~R-5~~ R-4A districts (Sections 611 through ~~618-619~~) for detached single-family development AND UNDER THE SINGLE-FAMILY ATTACHED DEVELOPMENT, ADDITIONAL DENSITY MAY BE GRANTED IN THE R-2 THROUGH R-4A DISTRICTS (SECTIONS 614 THROUGH 619) by providing site enhancements from the following list. In R1-10 through R1-6, an increase of 0.1 du/ac may be achieved for each ten bonus points earned up to the maximum listed in table A. In R-2 through ~~R-5~~ R-4A, an increase of 0.275 du/ac may be achieved for each five bonus points earned up to a maximum of twelve du/ac. However, at least half of the bonus points used to achieve densities in excess of seven and one-half du/ac must be from the architectural design category.

- b. Under the planned residential development option, additional density may be granted in the R1-10 through ~~R-5~~ R-4A districts (Sections 611 through ~~618-619~~) for attached single-family and multifamily development, AND UNDER THE SINGLE-FAMILY ATTACHED DEVELOPMENT ADDITIONAL DENSITY MAY BE GRANTED IN THE R-2 THROUGH R-4A DISTRICTS (SECTIONS 614 THROUGH 619) up to the maximum shown in Table B by providing open space areas beyond the minimum required in each district in accordance with the following:

Amend Chapter 6, Section 614 (R-2 Multiple-Family Residence District) to read as follows:

614 R-2 Multiple-Family Residence District.

- A. Purpose. The purpose of the multifamily residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

The design options of average lot subdivision, ~~and~~ planned residential AND SINGLE-FAMILY ATTACHED development are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

Along with the freedom that the multifamily district offers are certain

responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities include landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.

- B. District Regulations. The following tables establish standards to be used in the R-2 district. The definitions of terms used in these standards are found in Section 608.D. THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.

TABLE B. SINGLE-FAMILY DETACHED (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

R-2 Development Options				
Standards	(a) Subdivision(2)	(b) Average Lot	(c) Planned Residential Development	(d) SINGLE- FAMILY ATTACHED (3)
Minimum lot dimensions (width and depth) *3	60' width, 94' depth *3	40' width, 50' depth *3	None	DEVELOPMENT SITE: NONE. INDIVIDUAL DWELLING LOT: 20'.
Dwelling unit density (units/gross acre)	10.0	10.0	10.50; 12.00 with bonus	10.50; 12.00 WITH BONUS
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 10' adjacent to property line *2	10' FOR UNITS FRONTING STREET RIGHTS-OF-WAY; 15' FOR UNITS SIDING STREET RIGHTS-OF-WAY. THIS AREA IS TO BE IN COMMON OWNERSHIP OR

TABLE B. SINGLE-FAMILY DETACHED (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

R-2 Development Options				
Standards	(a) Subdivision(2)	(b) Average Lot	(c) Planned Residential Development	(d) SINGLE- FAMILY ATTACHED (3)
				MANAGEMENT. 10' ADJACENT TO PROPERTY LINE.
Building setbacks	25' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front	INDIVIDUAL UNIT LOT: NONE
Maximum height	2 stories and 30'*	2 stories and 30'*	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories*	3 STORIES OR 40' FOR FIRST 150'; 1' IN 1' INCREASE TO 48' HEIGHT, 4-STORY MAXIMUM*
Lot coverage	40%	45%	45%	100%
Common areas	None	None	Minimum 5% of gross area(2)	MINIMUM 5% OF GROSS AREA(2)
Allowed uses	Single-family attached and multifamily	Single-family attached and multifamily	Single-family attached and multifamily	SINGLE-FAMILY ATTACHED AND HOME OCCUPATIONS PER 608
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507 *5	DEVELOPMENT REVIEW PER SECTION 507
Street standards	Public street required	Public street	Public street or private accessway	DEVELOPMENT SITE: PUBLIC STREET OR PRIVATE ACCESSWAY. INDIVIDUAL UNIT LOT: PRIVATE

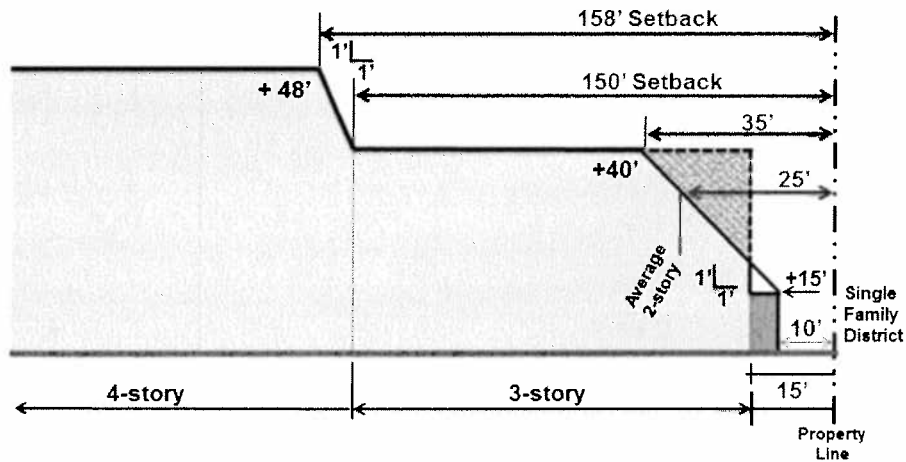
TABLE B. SINGLE-FAMILY DETACHED (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

R-2 Development Options				
Standards	(a) Subdivision(2)	(b) Average Lot	(c) Planned Residential Development	(d) SINGLE-FAMILY ATTACHED (3)
				ACCESSWAY, ALLEY RIGHT-OF-WAY OR DRIVEWAY
<p>*There shall be a fifteen-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.</p> <p>(1) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.</p> <p>(2) These standards also apply to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998.</p> <p>(3) THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.</p>				

Single-Family Attached

PROPOSED BUFFER FROM ADJACENT SINGLE-FAMILY DISTRICT:

3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story). *There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



Amend Chapter 6, Section 615 (R-3 Multiple-Family Residence District) to read as follows:

615 R-3 Multiple-Family Residence District.

- A. Purpose. The purpose of the multifamily residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

The design options of average lot subdivision, ~~and~~ planned residential development AND SINGLE-FAMILY ATTACHED are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

Along with the freedom that the multifamily district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities include landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.

- B. District Regulations. The following tables establish standards to be used in the R-3 district. The definitions of terms used in these standards are found in Section 608.D. THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-3 Development Options</i>				
Standards	(a) Subdivision(2)	(b) Average Lot	(c) Planned Residential Development	(d) SINGLE- FAMILY ATTACHED (3)
Minimum lot	60' width, 94'	40' width,	None	INDIVIDUAL

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-3 Development Options</i>				
<i>Standards</i>	<i>(a) Subdivision(2)</i>	<i>(b) Average Lot</i>	<i>(c) Planned Residential Development</i>	<i>(d) SINGLE-FAMILY ATTACHED (3)</i>
dimensions (width and depth) *3	depth *3	50' depth *3		UNIT LOT: 20' WIDTH, NO MINIMUM DEPTH
Dwelling unit density (units/gross acre)	14.5	14.5	15.23; 17.40 with bonus	15.23; 17.40 WITH BONUS
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line *2	10' FOR UNITS FRONTING STREET RIGHTS-OF-WAY; 15' FOR UNITS SIDING STREET RIGHTS-OF-WAY. THIS AREA IS TO BE IN COMMON OWNERSHIP OR MANAGEMENT. 10' ADJACENT TO PROPERTY LINE
Building setbacks	25' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	INDIVIDUAL UNIT LOT: NONE
Maximum height	2 stories and 30'*	2 stories and 30'*	2 stories or 30' for first 150'; 1' in 5' increase to 48' high, 4-story maximum*	3 STORIES OR 40' FOR FIRST 150'; 1' IN 1' INCREASE TO 48' HEIGHT, 4-STORY MAXIMUM*
Lot coverage	45%	45%	45%	100%
Common	None	None	Minimum 5% of	MINIMUM 5% OF

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-3 Development Options</i>				
Standards	(a) Subdivision(2)	(b) Average Lot	(c) Planned Residential Development	(d) SINGLE- FAMILY ATTACHED (3)
areas			gross area(2)	GROSS AREA
Allowed uses	Single-family attached and multifamily *5	Single-family attached and multifamily *5	Single-family attached and multifamily *5	SINGLE-FAMILY ATTACHED AND HOME OCCUPATIONS PER 608
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507 *5	DEVELOPMENT REVIEW PER SECTION 507
Street standards	Public street required	Public street	Public street or street accessway	DEVELOPMENT SITE: PUBLIC STREET OR PRIVATE ACCESSWAY. INDIVIDUAL UNIT LOT: PRIVATE ACCESSWAY, ALLEY RIGHT-OF-WAY OR DRIVEWAY
<p>*There shall be a fifteen-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.</p> <p>(1) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.</p> <p>(2) These standards also apply to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998.</p> <p>(3) THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.</p>				

Amend Chapter 6, Section 616 (R-3A Multiple-Family Residence District) to read as follows:

616 R-3A Multiple-Family Residence District.

- A. Purpose. The purpose of the multifamily residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

The design options of average lot subdivision, and-planned residential, AND SINGLE-FAMILY ATTACHED development are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

Along with the freedom that the multifamily district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities include landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.

- B. District Regulations. The following tables establish standards to be used in the R-3A district. The definitions of terms used in these standards are found in Section 608.D. THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-3A Development Options -3</i>				
<i>Standards</i>	<i>(a) Subdivision(2)</i>	<i>(b) Average Lot</i>	<i>(c) Planned Residential Development</i>	<i>d) SINGLE- FAMILY ATTACHED (3)</i>
Minimum lot dimensions (width and depth) *4	60' width, 94' depth *4	40' width, 50' depth *4	None	INDIVIDUAL UNIT LOT: 20' WIDTH, NO MINIMUM DEPTH
Dwelling unit	22	22	23.1; 26.4 with	23.1; 26.4 WITH

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

R-3A Development Options -3				
Standards	(a) Subdivision(2)	(b) Average Lot	(c) Planned Residential Development	d) SINGLE-FAMILY ATTACHED (3)
density (units/gross acre)			bonus	BONUS
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line *3	10' FOR UNITS FRONTING STREET RIGHTS-OF-WAY; 15' FOR UNITS SIDING STREET RIGHTS-OF-WAY. THIS AREA IS TO BE IN COMMON OWNERSHIP OR MANAGEMENT. 10' ADJACENT TO PROPERTY LINE
Building setbacks	25' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	INDIVIDUAL UNIT LOT: NONE
Maximum height	3 stories or 40'*	3 stories or 40'*	3 stories or 40' for 150'; 1' in 5' increase to 48', 4-story maximum	3 STORIES OR 40' FOR FIRST 150'; 1' IN 1' INCREASE TO 48' HEIGHT, 4-STORY MAXIMUM*
Lot coverage	45%	45%	45%	100%
Common areas	None	None	Minimum 5% of gross area(2)	MINIMUM 5% OF GROSS AREA
Allowed uses	Single-family attached and	Single-family attached and	Single-family attached and	SINGLE-FAMILY ATTACHED AND

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-3A Development Options -3</i>				
<i>Standards</i>	<i>(a) Subdivision(2)</i>	<i>(b) Average Lot</i>	<i>(c) Planned Residential Development</i>	<i>d) SINGLE-FAMILY ATTACHED (3)</i>
	multifamily *8	multifamily *8	multifamily *8	HOME OCCUPATIONS PER 608
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section <u>507</u> *8	DEVELOPMENT REVIEW PER SECTION 507
Street standards	Public street required	Public street	Public street or private accessway	DEVELOPMENT SITE: PUBLIC STREET OR PRIVATE ACCESSWAY. INDIVIDUAL UNIT LOT: PRIVATE ACCESSWAY, ALLEY RIGHT-OF-WAY OR DRIVEWAY
<p>*There shall be a fifteen-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.</p> <p>(1)For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.</p> <p>(2) These standards also apply to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998. +6 *8 *10</p> <p>(3) THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.</p>				

Amend Chapter 6, Section 617 (R-4 Multiple-Family Residence District) to read as follows:

617 R-4 Multiple-Family Residence District.

- A. Purpose. The purpose of the multifamily residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

The design options of average lot subdivision, and-planned residential, AND SINGLE-FAMILY ATTACHED development are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

Along with the freedom that the multifamily district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities include landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.

- B. District Regulations. The following tables establish standards to be used in the R-4 district. The definitions of terms used in these standards are found in Section 608.D. THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998) SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-4 Development OptionS -3</i>				
Standards	(a) Subdivision(3)	(b) Average Lot	(c) Planned Residential Development	d) SINGLE-FAMILY ATTACHED (4)
Minimum lot dimensions (width and depth) *4	60' width, 94' depth *4	40' width, 50' depth *4	None	INDIVIDUAL UNIT LOT: 20' WIDTH, NO MINIMUM DEPTH
Dwelling unit density (units/gross acre)	29.0	29.0	30.45; 34.80 with bonus	30.45; 34.80 WITH BONUS
Perimeter standards	None	20' front, 15' rear, 10'	20' adjacent to a public street;	10' FOR UNITS FRONTING

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998) SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

R-4 Development OptionS -3				
Standards	(a) Subdivision(3)	(b) Average Lot	(c) Planned Residential Development	d) SINGLE-FAMILY ATTACHED (4)
		side	this area is to be in common ownership unless lots front on the perimeter public street; 10' adjacent to property line *3	STREET RIGHTS-OF-WAY; 15' FOR UNITS SIDING STREET RIGHTS-OF-WAY. THIS AREA IS TO BE IN COMMON OWNERSHIP OR MANAGEMENT. 10' ADJACENT TO PROPERTY LINE
Building setbacks	20' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	INDIVIDUAL UNIT LOT: NONE
Maximum height	3 stories or 40'*	3 stories or 40'*	3 stories or 40' for first 150'; 1' in 5' increase to 48' high, 4-story maximum*	3 STORIES OR 40' FOR FIRST 150'; 1' IN 1' INCREASE TO 48' HEIGHT, 4-STORY MAXIMUM*
Lot coverage	50%	50%	50%	100%
Common areas	None	None	Minimum 5% of gross area(3)	MINIMUM 5% OF GROSS AREA
Allowed uses	Single-family attached, and multifamily(1) *8	Single-family attached, and multifamily *8	Single-family attached, and multifamily *8	SINGLE-FAMILY ATTACHED AND HOME OCCUPATIONS PER 608
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507 *8	DEVELOPMENT REVIEW PER SECTION 507
Street standards	Public street required	Public street	Public street or private	DEVELOPMENT SITE: PUBLIC

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998) SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-4 Development OptionS -3</i>				
<i>Standards</i>	<i>(a) Subdivision(3)</i>	<i>(b) Average Lot</i>	<i>(c) Planned Residential Development</i>	<i>d) SINGLE-FAMILY ATTACHED (4)</i>
			accessway	STREET OR PRIVATE ACCESSWAY. INDIVIDUAL UNIT LOT: PRIVATE ACCESSWAY, ALLEY RIGHT-OF-WAY OR DRIVEWAY
<p>*There shall be a fifteen-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.</p> <p>(1) 1.3 for efficiency; 1.5 for one or two bedrooms; 2.0 for more than two bedrooms or for single-family detached.</p> <p>(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.</p> <p>(3) These standards also apply to single-family, detached development built or subdivided under the subdivision option prior to May 1, 1998.</p> <p>(4) THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.</p>				

Amend Chapter 6, Section 618 (R-5 Multiple-Family Residence District) to read as follows:

618 R-5 Multiple-Family Residence District.

A. Purpose. The purpose of the multifamily residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

The design options of average lot subdivision, and planned residential, AND SINGLE-FAMILY ATTACHED development are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more

standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

Along with the freedom that the multifamily district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.

B. District Regulations.

1. Development Standards for Residential Uses. The following tables establish standards to be used in the R-5 District. The definitions of terms used in these standards are found in Section 608.D.:THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-5 Development Option -5</i>				
Standards	(a) Subdivision *20	(b) Average Lot	(c) Planned Residential Development	d) SINGLE- FAMILY ATTACHED (4)
Minimum lot dimensions (width and depth) *6	60' width, 94' depth *6	40' width, 50' depth *6	None	INDIVIDUAL UNIT LOT: 20' WIDTH, NO MINIMUM DEPTH
Dwelling unit density (units/gross acre)	43.5	43.5	45.68; 52.20 with bonus	45.68; 52.20 WITH BONUS
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front	10' FOR UNITS FRONTING STREET RIGHTS-OF-WAY; 15' FOR UNITS SIDING

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-5 Development Option -5</i>				
<i>Standards</i>	<i>(a) Subdivision *20</i>	<i>(b) Average Lot</i>	<i>(c) Planned Residential Development</i>	<i>d) SINGLE-FAMILY ATTACHED (4)</i>
			on the perimeter public street; 10' adjacent to property line *5	STREET RIGHTS-OF-WAY. THIS AREA IS TO BE IN COMMON OWNERSHIP OR MANAGEMENT. 10' ADJACENT TO PROPERTY LINE
Building setbacks	20' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	INDIVIDUAL UNIT LOT: NONE
Maximum height	4 stories or 48' (1) (2) *20	4 stories or 48' (1) (2) *20	4 stories or 48' (1) (2) *20	4 STORIES OR 48'(1)
Lot coverage	50%	50%	50%	100%
Common areas	None	None	Minimum 5% of gross area(3)	MINIMUM 5% OF GROSS AREA
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507 *8	DEVELOPMENT REVIEW PER SECTION 507
Street standards	Public street required	Public street	Public street or private accessway	DEVELOPMENT SITE: PUBLIC STREET OR PRIVATE ACCESSWAY. INDIVIDUAL UNIT LOT: PRIVATE ACCESSWAY, ALLEY RIGHT-OF-WAY OR DRIVEWAY
(1) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one				

TABLE B. SINGLE-FAMILY (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

<i>R-5 Development Option -5</i>				
<i>Standards</i>	<i>(a) Subdivision *20</i>	<i>(b) Average Lot</i>	<i>(c) Planned Residential Development</i>	<i>d) SINGLE-FAMILY ATTACHED (4)</i>
foot of building setback to the maximum permitted height. (2) The height limitation of four stories or 48 feet applies to residential uses. (3) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way. (4) THE SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION MUST MEET SECTION 608.F.5 REQUIREMENTS.				

Amend Chapter 6, Section 619.B (Residential R-4A District—Multifamily Residence—General, Yard, Height and Area Requirements) to read as follows:

- 8. SINGLE FAMILY ATTACHED DEVELOPMENT MUST COMPLY WITH R-4 STANDARDS.

Amend Chapter 6, Section 622.D (Commercial C-1 District—Neighborhood Retail) to read as follows:

- D. Permitted Uses. All uses permitted in R1-6 if zoned commercial prior to January 5, 1994, and non-single-family residential, AND SINGLE-FAMILY ATTACHED uses permitted in R-3, R-4, R-5 and R-4A; and in addition the following:

Amend Chapter 6, Section 623.D (Commercial C-2 District— Intermediate Commercial) to read as follows:

- D. Permitted Uses. All uses permitted in R1-6 if zoned commercial prior to January 5, 1994, and non-single-family residential, AND SINGLE-FAMILY ATTACHED uses permitted in R-3, R-4, R-5, R-4A, and C-1 districts; and in addition the following:

Amend Chapter 6, Section 624.D (Commercial C-3 District—General Commercial) to read as follows:

- D. Permitted Uses. All uses permitted in R1-6 if zoned commercial prior to January 5, 1994, and non-single-family residential, AND SINGLE-FAMILY ATTACHED uses permitted in R-3, R-4, R-5, R-4A, C-1 and C-2 districts; and in addition the following, including the storage of all raw materials and finished products in connection herewith:

Amend Chapter 7, Section 701.A.3 by adding new paragraph “c” to read as follows:

Section 701. BULK REGULATIONS

3. Projections.

- c. THE FOLLOWING PROVISIONS APPLY TO SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT:

- (1) OPEN PROJECTIONS.

- (a) AN AWNING, OPEN PORCH, OR OPEN BALCONY MAY PROJECT INTO ANY REQUIRED SETBACK NOT MORE THAN FIVE FEET.

- (b) WHERE AN ALLEY EXISTS, AN AWNING, OPEN PORCH, OR OPEN BALCONY MAY EXTEND TO THE PROPERTY LINE.

- (2) CLOSED PROJECTIONS.

- A BAY WINDOW, ORIEL, ENTRANCE, OR VESTIBULE, TEN FEET IN WIDTH OR LESS, MAY PROJECT NOT MORE THAN THREE FEET INTO ANY REQUIRED BUILDING SETBACK.

TEXT AND SPECIFIC PLAN AMENDMENTS

Item #: 2
Application #: Z-TA-14-13
Request: Expand boundaries for the Single-Family Attached (SFA) Development Option
Proposal: Amend Chapter 6, Section 608.F.5 (Residence Districts) of the Zoning Ordinance to expand the boundaries for the Single-Family Attached Development Option.
Applicant: Planning & Development Department
Owner: Planning & Development Department
Representative: Planning & Development Department

Ms. Tricia Gomes presented Z-TA-14-13; a text amendment to amend Chapter 6, Section 608.F.5 (Residence Districts) of the Zoning Ordinance to expand the boundaries for the Single-Family Attached Development Option. This request was approved by 5 Village Planning Committees as presented, 1 Village Planning Committee withdrew and 1 Village Planning Committee approved with a modified boundary. Staff supported the revised boundary in the Camelback East expansion area and recommended approval per the memo from Tricia Gomes dated February 10, 2014, which included the removal of areas in Camelback East, which were primarily dedicated to single-family uses.

Commissioner Heck made a MOTION to approve Z-TA-14-13 per the memo from Tricia Gomes dated February 10, 2014.

Commissioner Johnson SECONDED.

There being no further discussion, Chairwoman Katsenes called for a vote and the MOTION PASSED 7-0 (Whitaker, Beletz absent)

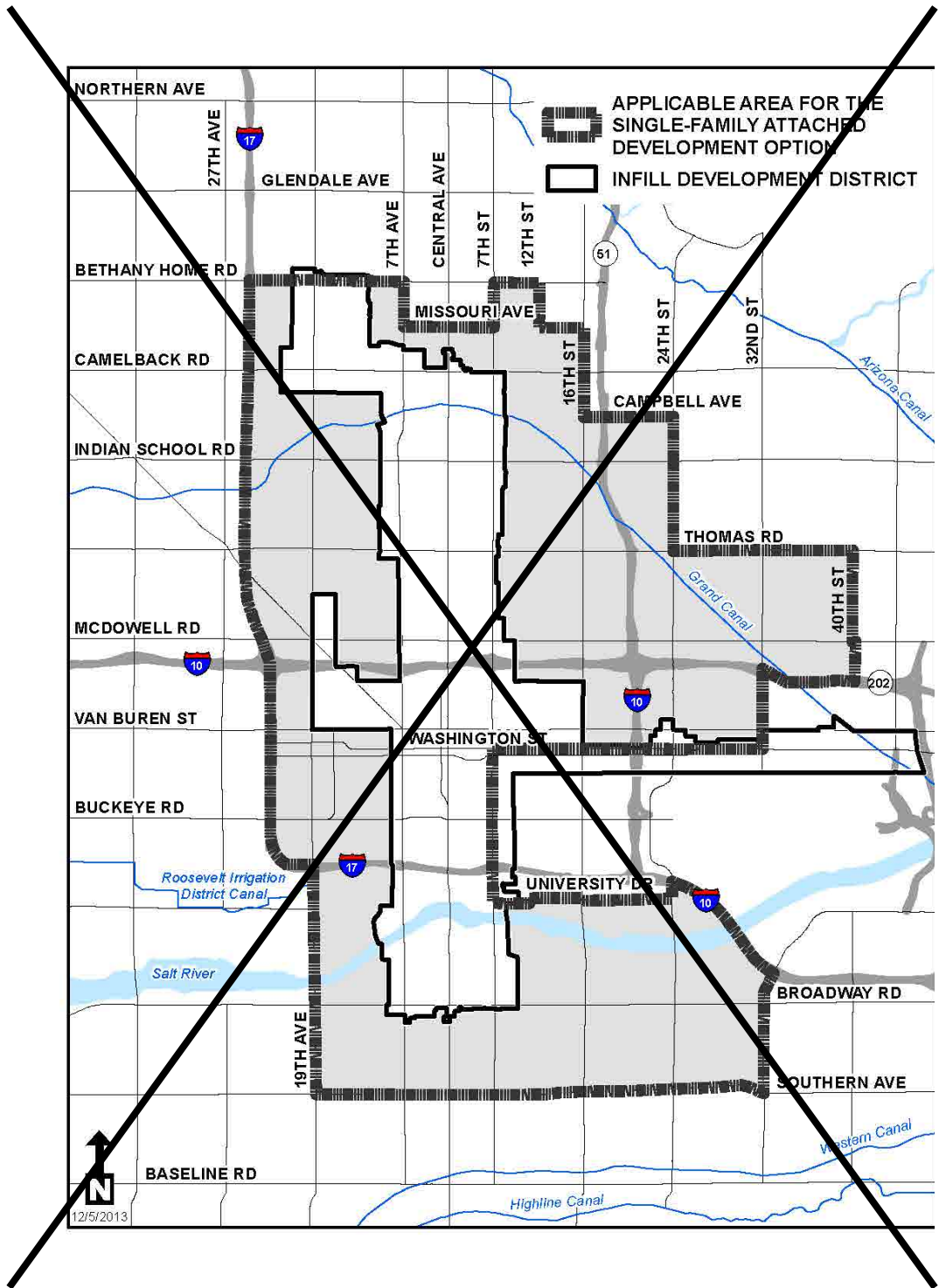
* * *

Proposed Language:

Amend Chapter 6, Section 608.F.5 (Residence Districts) by replacing the district boundary map to read as follows:

F. Permitted with Use Permit Approval Pursuant to Section 307.

5. Single-family attached (SFA) development option is allowed within the infill development district identified in the General Plan and with use permit approval for R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2 and C-3 zoned properties within the following boundaries:



Insert New Map

