

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.



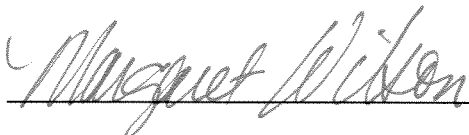
MAYOR

ATTEST:



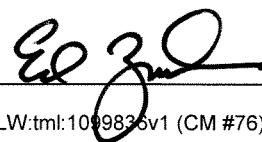
ACTING
City Clerk

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:

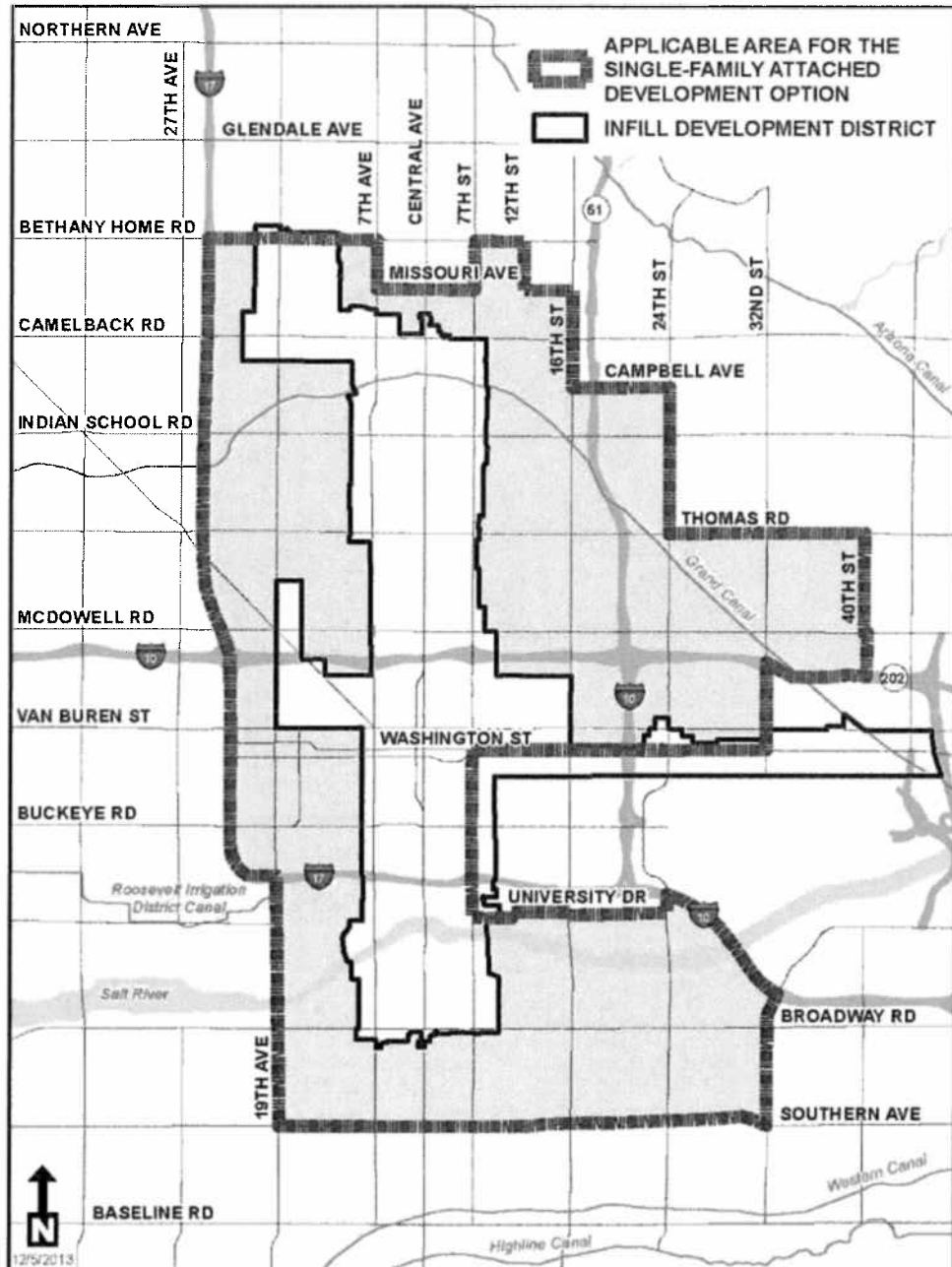
- B. Use of district regulations. The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through ~~648~~ 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and 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

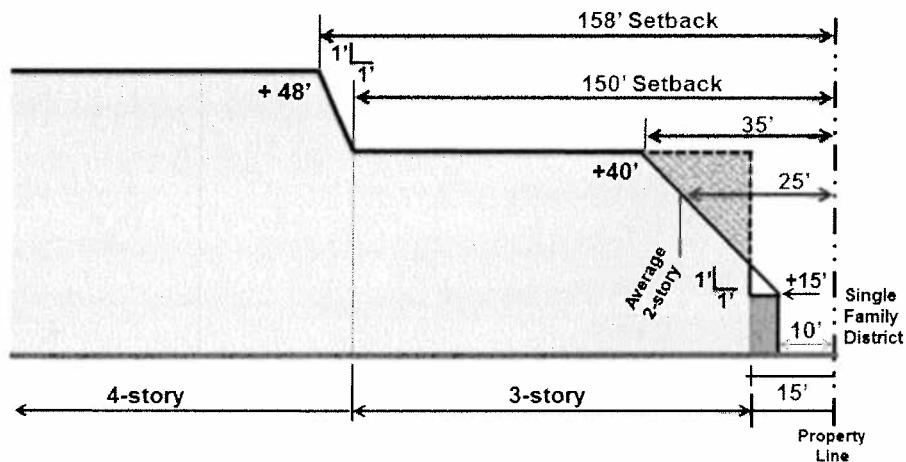
TABLE B. SINGLE-FAMILY DETACHED (SUBDIVIDED PRIOR TO MAY 1, 1998), SINGLE-FAMILY ATTACHED AND MULTIFAMILY DEVELOPMENT

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>				
<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>
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.
