



**Proposed Land Development Code Text
Changes to RMF-6, 7, 8
PB-20-55 TCH & Ordinance 200252**

December 3, 2020

Proposed Land Development Code Text Changes

- Revise the definition of attached dwelling
- Add new definition of two-family dwelling
- Text changes to the RMF-6, RMF-7, RMF-8 zoning districts to facilitate & incentivize vertical two-family dwellings (i.e. 'duplex')
- Vertical 2-family dwellings are an innovative & land efficient building type
- The RMF 6, 7, 8 districts are all multi-family zoning districts

Typical One-Story (Horizontal) Two-Family



Example of Vertical Two-Family Dwelling



Streetscape Example with Vertical Two-Family Dwellings



Example of Vertical Two-Family Dwelling



Example of Vertical Two-Family Dwelling



Proposed Changes

- The text changes would not apply in any single-family zoning district or in the RMF-5 or RC zoning districts.
- The RMF-6, 7, & 8 zoning districts were not changed with the last Land Development Code update.
- Current lot width standard for duplexes assumes a horizontal layout.
- Changes to the dimensional standards table are needed to create an incentive for this new type of housing.

Proposed Changes: Definition

- *Attached dwelling* means two or more dwelling units that are attached horizontally, where each unit has its own front yard and direct entrance from the ground level. This term includes, but is not limited to: two-family, three-family, and four-family dwellings; townhouses and rowhouses; and dwelling units that may be on one combined lot or individual lots.

Proposed Changes: Definition

- *Two-family dwelling* means a building containing two dwelling units, configured either horizontally or vertically. Two-family dwellings are considered multiple-family dwellings, and this definition excludes accessory dwelling units as defined in the Land Development Code.

Proposed Changes Table V-5

- Reduce lot width for vertical 2-family dwellings from 75' to 40'.
 - Vertical layout:
 - Allows for more efficient use of urban land
 - Creates an incentive for vertical construction
 - Allows for density on existing narrow urban lots
- Reduce side setback requirements for vertical 2-family dwellings
 - Reduce side street setback from 15' to 10'
 - Reduce side interior setback from 10' to 5'
 - Accounts for narrower lots & urban setting

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
LOT STANDARDS										
Min. lot area (sq. ft.)	8,500	7,500	6,000	4,300	3,000	3,000	3,500	None	None	None
Min. lot width (ft.)										
Single-family	85	75	60	50	35	35	40	40	40	40
Two-family ²	NA	NA	NA	NA	70	NA	75	<u>40³/75</u>	<u>40³/75</u>	<u>40³/75</u>
Other uses	85	75	60	50	35	35	85	85	85	85
Min. lot depth (ft.)	90 ^{3,4}	90 ^{3,4}	90 ^{3,4}	80 ^{4,5}	None	None	90	90	90	90

3 = Applicable only for two-family dwellings that are configured vertically.

	RSF-1	RSF-2	RSF-3	RSF-4	RC	MH	RMF-5	RMF-6	RMF-7	RMF-8
MIN. SETBACKS (ft.)										
Front	20 ^{3,4}	20 ^{3,4}	20 ^{3,4}	20 ^{3,4}	10 ^{4,5}	15	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.	10 min. 100 max.
Side (street)	10	10	7.5	7.5	NA	NA	15	<u>10³/15</u>	<u>10³/15</u>	<u>10³/15</u>
Side (interior) _{5, 6, 7}	7.5	7.5	7.5	7.5	5	5	10	<u>5³/10</u>	<u>5³/10</u>	<u>5³/10</u>
Rear _{6, 7, 8}	20	20	15	10	20	15	10	10	10	10
Rear, accessory	7.5	7.5	5	5	5	5	5	5	5	5

3 = Applicable only for two-family dwellings that are configured vertically.

Advantages of Proposal

- Adds housing type diversity
- Adds new housing type choices for buyers
- Allows for better use of land with narrower lots in an urban setting
- Smaller lot sizes may reduce costs to help with affordability
- Allows for option of home ownership on one level and rental of the other unit to assist with mortgage costs, thus enhancing affordability
- No impact on single-family or RMF-5 areas

Consistency with Comp Plan

- FLUE Goal 1: Creating new housing type **choices** for buyers
- FLUE Policy 1.1.3: Adds potential for a **diversity** of housing types
- Housing Element Overall Goal: Encourages a **sufficient & diverse** supply of housing
- Housing Element Obj. 1.2: Vertical dwelling can **reduce land costs** which can increase affordability; opportunity for live/rent on 2 levels for **supplemental income**

Summary

- Amend the definition of “Attached dwelling”
- Add a new definition of “Two-family dwelling”
- Amend Article IV, Div. 3, Sec. 30-4.17 to change the RMF 6, 7, 8 dimensional standards for two-family dwellings in Table V-5
- **Staff Recommendation: Approval**
- **Plan Board Recommendation: Approval**
- **Applicant requests approval of Petition PB 20-55 TCH & Ordinance 200252**