



# **R4C/R2A Recommendations Report**

April 16, 2013 Planning Commission Proposal

The following document contains proposed ordinance revisions based upon the recommendations of the R4C/R2A Advisory Committee and further study and analysis by the Ordinance Revisions Committee of the Planning Commission.

## **R4C District Changes (Phase 1)**

Non-conformance: Changes as proposed by Advisory Committee (AC):

- Allow the ability to re-construct a structure if damaged due to fire, flood, or other calamity. Reconstruction should not be allowed in the case of voluntary destruction or demolition by neglect.
- Establish time limit (18 months) on how long after destruction the reconstruction of a non-conforming structure is permitted.
- Establish time limit (18 months) on building completion, once construction has started.
- Require that replacement structures must be of similar size, placement, massing dimensions of the original structure and character as the building before destruction.
- This section would apply to non-conforming structures only, and does not include non-conforming uses.

### Rezoning

- Rezone Hoover/Davis area to R2A
- Rezone large outliers from R4C to more appropriate zoning (research appropriate district to avoid spot zoning).

### Minimum Parcel Size/Parcel Width

- Parcel size -Reduce to 4,350 sf for the entire R4C district
- Lot width - None, if original plat lot, otherwise 40 feet.

Required Setbacks: Since many of the structures that create the 'character' which the AC sought to protect have setbacks similar to single-family districts(or less), and in order to maintain consistent scale and character of neighborhoods, reduced setbacks for smaller parcels should be examined.

- Parcels less than 8,500 sf - Existing R1C setback standards

- Parcels 8,500 sf and greater - Existing R4C setbacks for multiple-family structures.

Density Changes: Graduated scale based directly on the AC proposal (FAR in Phase 2 group housing overlay only).

- 2,175 square feet of lot area per unit for 0-4 bedroom units
- 3,000 square feet of lot area for 5-6 bedroom units
- Maintain existing maximum overall density of 20 units/acre.

#### Parcel Combinations

- Restrict parcel combinations using tool similar to Special Exception Use as a method for controlling parcel combinations.
- Site plan required for parcel combination (waiver may be permitted by ZBA). Exemption for combination of one non-conforming with one conforming parcel or two non-conforming parcels (assume 4,350 minimum parcel size)
- Parcel combination condition upon site plan, combination completed with issuance of Building permits.
- Develop standards for use in approval, with the intent that any lot combinations maintain character and scale of street block.

#### Parking Standards

- Graduated scale based directly on the AC proposal.
  - 1.5 space per unit – 4 bedrooms or less
  - 2 spaces per unit – 5 bedrooms or more
- If total required spaces less than 6, then allow tandem parking, reduced drive and aisle width. Recommend study parking in lieu similar to downtown. Contributions used for off-site lots or shared-car participation.
- Recommend parking study for comprehensive analysis of parking alternatives and solutions for all of R4C zones. Provide alternatives for satisfying parking requirements. Ex: Car-sharing, tandem parking, on-street permit parking. Increased bicycle parking, contributions to parking fund, Taxi fund.

### Conflicting Land Use Buffer Requirement

- Revise code to match previous requirements (pre-2011 code change) to require a conflicting land use buffer for vehicular use areas only.

### R2A District Recommendations

- Further study to determine if lot size should be reduced to 6,000 square feet, based on lot requirement in 1963, before raised to 8,500 sf in 1984.
- Lot width, original plat or 60 feet.

### New Zoning District (Phase 2)

In accordance with the Central Area Recommendations (Chapter 7, Master Plan Land Use Element), and specifically Action F, the Planning Commission has identified an area for a new zoning district for “group housing opportunities,” located generally south and west of Central Campus (see attached map). This area is based conceptually on the area designated as ‘student neighborhoods,’ “should be reviewed for new zoning ordinance definitions and standards that support group housing opportunities” according to Central Area recommendations. **The terms ‘group housing’ and ‘student neighborhoods’ are used only to provide a direct reference to the Central Area Plan Recommendations and are not intended to designate any type of specific living arrangement within this area.**

After implementation of the “Phase 1” recommendations for all R4C-zoned parcels, this “Phase 2” initiative would rezone this area to allow for flexibility through use of premiums and floor area ratio limitations, in exchange for community benefits such as adherence to pedestrian-friendly and architectural design standards. By permitting maximum flexibility within this new zone, which is primarily student rental housing, property owners will be able to focus their efforts on providing housing that can adapt to changing requirements of the rental marketplace. This would relieve some pressures on the areas of the R4C district that will be affected by the ordinance changes for Phase I.

*Action F (formerly Action Strategy HN14 Central Area Plan) –  
Reinforce student neighborhoods in the area south and west of  
Central Campus by developing new zoning definitions and standards that  
support organized group housing opportunities*

‘Group Housing’ designation based on Central Area Plan map:

- Floor Area Ratio (FAR) used for Density and parking standards
- Existing site plan requirements still apply
- Basement area counts toward FAR if habitable space.
- Remove SEU requirement for group housing in this area.
- 40% Open space remains, height remains same
- Base FAR, premiums for under structure parking, design, increased open space
- Additions of floor area require site plan for approval, graduated scale for level (staff, PC, CC) of approval needed.

#### Density Calculations

- Base FAR for entire district based upon analysis of existing conditions.
- Premiums for parcels larger than 8,500 sf. Premium for understructure parking, access off alley. Maximum 100%. Includes any below grade area fit for occupancy. Maintain existing maximum overall density of 20 units/acre.

#### Group Housing (Fraternities, Sororities, Co-ops)

- Remove requirement for Special Exception use in 'Group Housing' area.
- Maintain lot area/occupancy requirements.
  - 8,500 square feet minimum lot size, 350 s.f. lot area per occupant
  - Parking requirement = 1 space/ 5 beds (existing)

#### Rooming House

- 8,500 square feet minimum lot size
- 700 s.f. lot area per occupant (new requirement)
- Parking requirement = 1 space/3 beds (existing)

#### Parking Standards

- Parking based on FAR independent of number of units to encourage flexibility.
- One space per 1,000 square feet floor area. If total required spaces 6 or less, then allow tandem parking, reduced drive and aisle width.
- Recommend study parking in lieu similar to downtown. Contributions used for off-site lots or Zip-car participation.
- Calculation based on existing parking numbers for recently site planned projects, while using different basis (1.5/unit).

## R4C/R2A Recommendations report

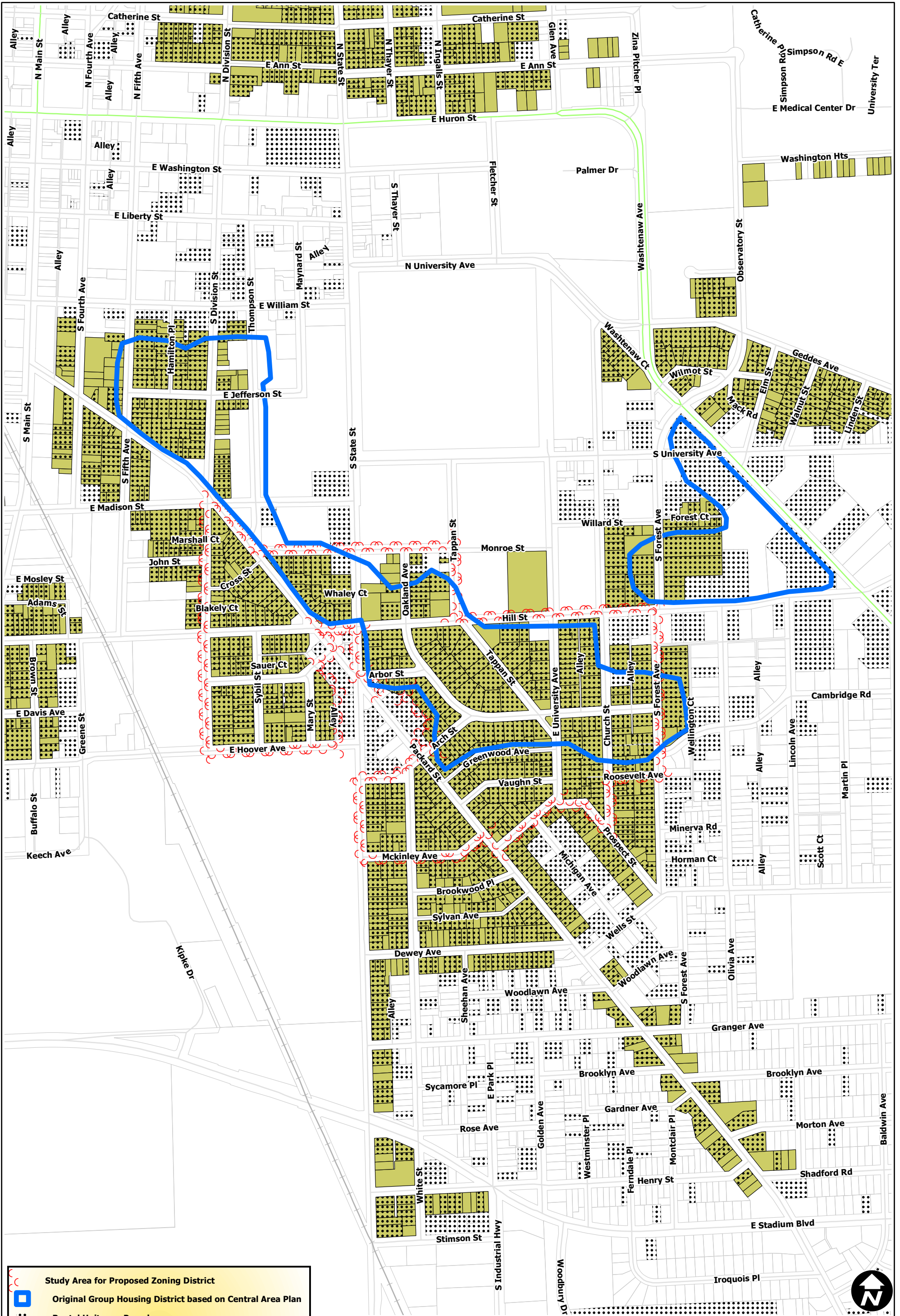
### Existing City Code , Advisory Committee and Planning Commission Ordinance Revisions Committee Recommendations Comparison Chart

Proposed changes would affect all parcels within the R4C Zoning district

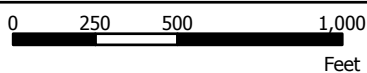
	<u>Existing</u>	<u>Advisory Committee</u>	<u>Planning Commission</u>
Minimum lot size	8,500 square feet	4,350 square feet	4,350 square feet
Minimum lot width	60 feet	None for original platted lots, otherwise 40 feet	None for original platted lots, otherwise 40 feet
Maximum height	30 feet	30 feet	30 feet
Required setbacks	<p>Front -25 feet Rear - 30 feet Side - 12 feet for multi-family structures</p> <p>For single and two family structures side setback is 5 feet. (Using R1C and R2A required setback)</p>	<p>Front -25 feet Rear - 30 feet Side - 12 feet for multi-family structures</p> <p>For single and two family structures side setback is 5 feet. (Using R1C and R2A required setback)</p>	<p>Parcels <b>less than 8,500 sf</b>: Front -25 feet Rear - 30 feet Side - 5 feet</p> <p>Parcels <b>greater than 8,500 sf</b>: Front -25 feet Rear - 30 feet Side - 12 feet</p> <p>For single and two family structures side setback is 5 feet. (Using R1C and R2A required setback)</p>
Lot Area per Dwelling Unit	2,175 sf (0 – 6 bedrooms)	2,175 sf (0-4 bedrooms) 3,000 sf ( 5-6 bedrooms)	2,175 sf (0-4 bedrooms) 3,000 sf ( 5-6 bedrooms)
Conflicting Land Use Buffer	Required for all multiple-family uses and vehicular use areas adjacent to residential uses.	Not reviewed	Required for all vehicular use areas adjacent to residential uses.
Parking	1.5 spaces per unit	<p>Graduated Scale: AC Majority supported</p> <p>1.5 spaces per unit (0-4 bedrooms)</p> <p>2 spaces per unit (5-6 bedrooms)</p>	<p>Graduated Scale:</p> <p>1.5 spaces per unit (0-4 bedrooms)</p> <p>2 spaces per unit (5-6 bedrooms)</p>

	<u>Existing</u>	<u>Advisory Committee</u>	<u>Planning Commission</u>
Lot Combinations	No restrictions	Restrict lot combinations, possibly through MAXIMUM lot size of 6,525 sf.	Restrict lot combinations through use of Planning Commission approval using site plan and standards for approval.
Minimum % Open Space	40	40	40
Massing, character and scale standards	None existing	Proposed Overlay districts, neighborhood by neighborhood basis developed for each neighborhood based on existing conditions	Controlled for larger projects through lot combination standards, new zoning district will have design requirements based on type of development proposed.

# Study Area for Proposed Zoning District



	Study Area for Proposed Zoning District
	Original Group Housing District based on Central Area Plan
	Rental Units per Parcel
	Parcels Zoned R4C
	Railroads
	Parcels



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