

# PROPOSED MULTI-FAMILY DEVELOPMENT ZONING

*1. Delete the definition titled MULTI-FAMILY HOUSING and insert in alphabetical order the following definition*

**181.-10 DEFINITIONS**

MULTI-FAMILY DEVELOPMENT – New construction, redevelopment, or building re-use on a lot or lots held in common ownership that contains four (4) or more dwelling units in one or more structures.

*2. Delete 4. Multifamily Housing in A., Residential Uses and insert the following in its place*  
**181.313 TABLE OF PRINCIPLE USE REGULATIONS**

PRINCIPLE USE	RR	RA	RB	RC	DBD	NBD	C	LI	I	MS	FSU
4, Multi-Family Housing	N	N	PB	PB	PB	PB	PB	N	N	N	PB

*3. Insert a new section as 181.74 and renumber subsequent sections*

**181.74 – MULTI-FAMILY DEVELOPMENTS**

**181.741 Purpose**

- To transition from a case by case permitting process for Multi-Family Development and establish a transparent and predictable process for the permitting of Multi-Family Development with specific guidelines and criteria.
- To encourage Multi-Family development and re-development in sensible locations in terms of services, transportation, infrastructure, economic opportunity and compatibility with surrounding uses.
- To ensure high quality site planning, architecture and landscape design that enhances the distinct visual character and identity of the city and provides an environment with safety, convenience and amenity.
- To encourage mixed uses that serve residents and the general public, where applicable.
- To improve and increase housing choice.

**181.742 General.**

The following standards shall apply to Multifamily Development (MFD) in various forms (ie, , PUD, LIMU, ARD etc.), to establish criteria where there is none and to provide supplemental guidelines for existing ordinance provisions (but not supersede flexibility of those provisions)

### **181.743 Standards.**

The following Standards shall apply to Multifamily Developments.

1. There shall be a minimum lot area of at least 5 thousand (5,000) square feet for each dwelling unit(unless otherwise prescribed within the Zoning Ordinance).. The Planning Board may waive this density provision if determined that the grant of such waiver will not adversely affect the neighborhood and promotes the purpose of this section.
2. There shall be a buffer zone of fifty (50) feet from any building or structure on an adjacent lot where said lot is not under the same ownership. The Planning Board may waive or reduce the buffer requirement for the reuse of an existing structure or where the Planning Board determines that a smaller buffer will not adversely affect adjoining property.
3. Unless otherwise prescribed within the Zoning Ordinance, Multi-Family Developments in the RC, DD,FSU and NBD Districts shall provide one and one-half (1.5) paved off-street parking spaces for each dwelling unit and the non-residential uses shall conform with the provisions of Section 181.51 and 181.52. Parking areas shall otherwise comply with these provisions unless the applicant provides sufficient justification for a waiver and the Planning Board determines the grant of such waiver will not adversely affect the neighborhood and is in the public interest.
4. Where re-use of existing structure is proposed, the Planning Board may reduce the dimensional front yard, side yard, rear yard setbacks and height requirements to existing conditions, if the Board determines the reductions will not adversely affect the neighborhood and promotes the purpose of this section.
6. The Planning Board may amend the above requirements for Multi-Family Developments in the DBD District where it finds the multifamily development to be consistent with Smart Growth principles and adequate means of off-street parking is available. The ownership title to all buildings and all land shall be held in a single ownership, either by a corporation or an individual.
7. All nonresidential uses shall be located within a multifamily dwelling on the same lot.

### **181.744 Other Uses.**

Non-residential uses may be allowed but must be limited to those permitted uses that are allowed in the same District or otherwise allowed by Special Permit by the Planning Board, in accordance with 181.313. Non-residential uses must be determined compatible with residential uses. It is the intention of this Section 181.744 to allow certain business uses within the development to provide services for the tenants of the development and general public. additional parking and loading spaces conforming to the provisions of Sections 181.51 and 181.52 herein, in addition to the regular parking spaces required for multifamily dwellings, shall be provided.

### **181.745 Design Standards –**

Considerations shall be made to incorporate the following design standards as applicable.

1. Provisions for snow storage/removal
2. Green Spaces
3. Common spaces
4. Pedestrian/bicycle storage
5. Trash storage/removal
6. Energy efficiency
7. Electric vehicle charging
8. Security
9. Preservation of historic building architectures (windows, facade etc.)
10. Exterior facade improvements
11. Landscaping and fencing improvements
12. Water and sewage shall be disposed of by means of adequate connections to the municipal system.