

RESIDENTIAL MULTI-FAMILY DISTRICT ADDITIONAL HEIGHT ALLOWANCE CONCEPT OVERVIEW

District	Current Height Standards			Proposed Height Standards		
	Height Maximum	Setbacks*		Height Maximum	Additional Height Allowance	Performance Setbacks
		Single Family (Detached & Attached)	Multi-Family			
RMF-L, Residential Multi-Family Low Density District	3 stories, with a maximum of 45 ft.	Front—20 ft. Side (street)—10 ft. Side (interior)—5 ft. Rear—15 ft.	Front—35 ft. Side (street)—30 ft. Side (interior)—20 ft. Rear—25 ft.	3 stories	4 stories	4 story structures must be setback a minimum of 25 ft. from adjacent R properties (RA, R-20, R-20S, R-15, R-10, R-7, R-5)
RMF-M, Residential Multi-Family Moderate Density District	3 stories, with a maximum of 45 ft.	Front—20 ft. Side (street)—10 ft. Side (interior)—5 ft. Rear—15 ft.	Front—35 ft. Side (street)—30 ft. Side (interior)—20 ft. Rear—25 ft.	3 stories	4 stories	4 story structures must be setback a minimum of 25 ft. from adjacent R properties (RA, R-20, R-20S, R-15, R-10, R-7, R-5)
RMF-MH, Residential Multi-Family Medium-High Density District	4 stories, with a maximum of 50 ft.	Front—15 ft. Side (street)—10 ft. Side (interior)—5 ft. Rear—15 ft.	Front—30 ft. Side (street)—30 ft. Side (interior)—20 ft. Rear—25 ft.	4 stories	None	4 story structures must be setback a minimum of 25 ft. from adjacent R properties (RA, R-20, R-20S, R-15, R-10, R-7, R-5)
RMF-H, Residential Multi-Family High Density District	4 stories, with a maximum of 50 ft.	Front—15 ft. Side (street)—10 ft. Side (interior)—5 ft. Rear—15 ft.	Front—30 ft. Side (street)—30 ft. Side (interior)—20 ft. Rear—25 ft.	4 stories	None	4 story structures must be setback a minimum of 25 ft. from adjacent R properties (RA, R-20, R-20S, R-15, R-10, R-7, R-5)

*Apply only to conventional subdivisions. Most new projects are designed under performance standards, which only require a 20 ft. perimeter setback.

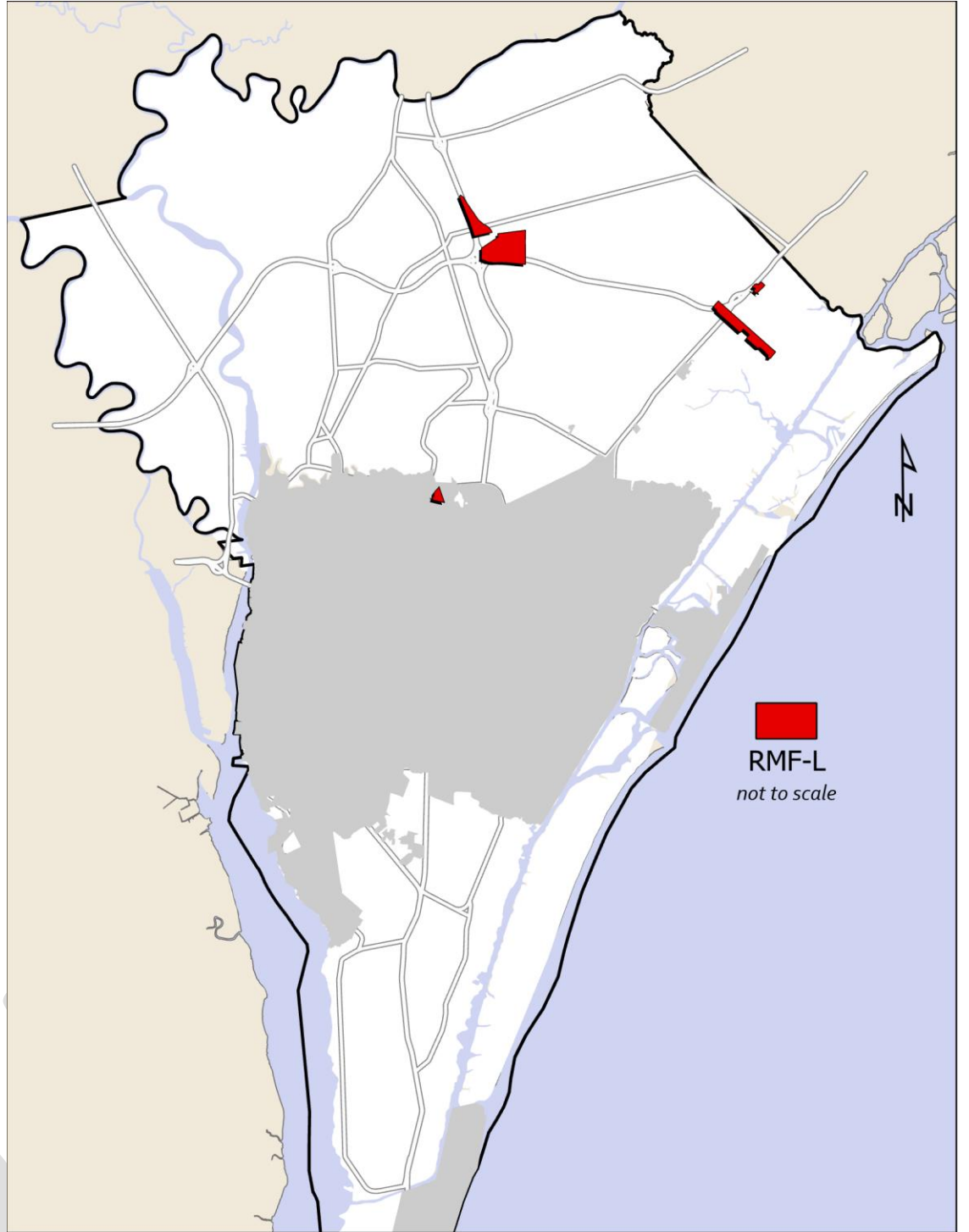
2021 HEIGHT STANDARDS AMENDMENT CONCEPTS:

RMF-L RESIDENTIAL MULTI-FAMILY LOW DENSITY DISTRICT

CONCEPT SUMMARY: Allow 4-story buildings, which require elevators, to increase housing access and opportunities for seniors and residents with reduced mobility.

DISTRICT INTENT: To provide lands that accommodate moderate density single family and low density multi-family development of varying types and designs. The intent is that the RMF-L district will provide options for alternative housing types near or in direct relationship to single-family detached development.

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, the housing types and densities outlined for this district (up to 10 units per acre) mean that it is appropriate in Community Mixed Use areas and some General Residential areas, both of which anticipate development scaled similarly to existing residential development at around 1-3 stories. It may also be appropriate in other areas with site-specific conditions. This district is most likely to be applied along roadway corridors to provide a transition to existing single family neighborhoods, near intersections, and near low intensity commercial uses and community services.



Considerations:

- This district has only been applied to a small number of properties since its creation in 2019, most of which were conditional projects.
- Because this district is intended to be located near existing residential neighborhoods, height and setbacks should balance providing an appropriate transition with the need for allowing taller structures for improved housing access.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards			
Height Maximum	Setbacks		
	Conventional Subdivisions		Performance Subdivisions
	Single Family (Detached & Attached)	Multi-Family	
3 stories, with a maximum of 45 ft.	Front—20 ft. Side (street)—10 ft. Side (interior)—5 ft. Rear—15 ft.	Front—35 ft. Side (street)—30 ft. Side (interior)—20 ft. Rear—25 ft.	20 ft. peripheral setback

Proposed Standards		
Height Maximum	Additional Height Allowance	
	Allowance Maximum	Additional Standards
3 stories	4 stories	4 story structures must be setback a minimum of 25 ft. from adjacent R properties (RA, AR, R-20, R-20S, R-15, R-10, R-7, R-5)

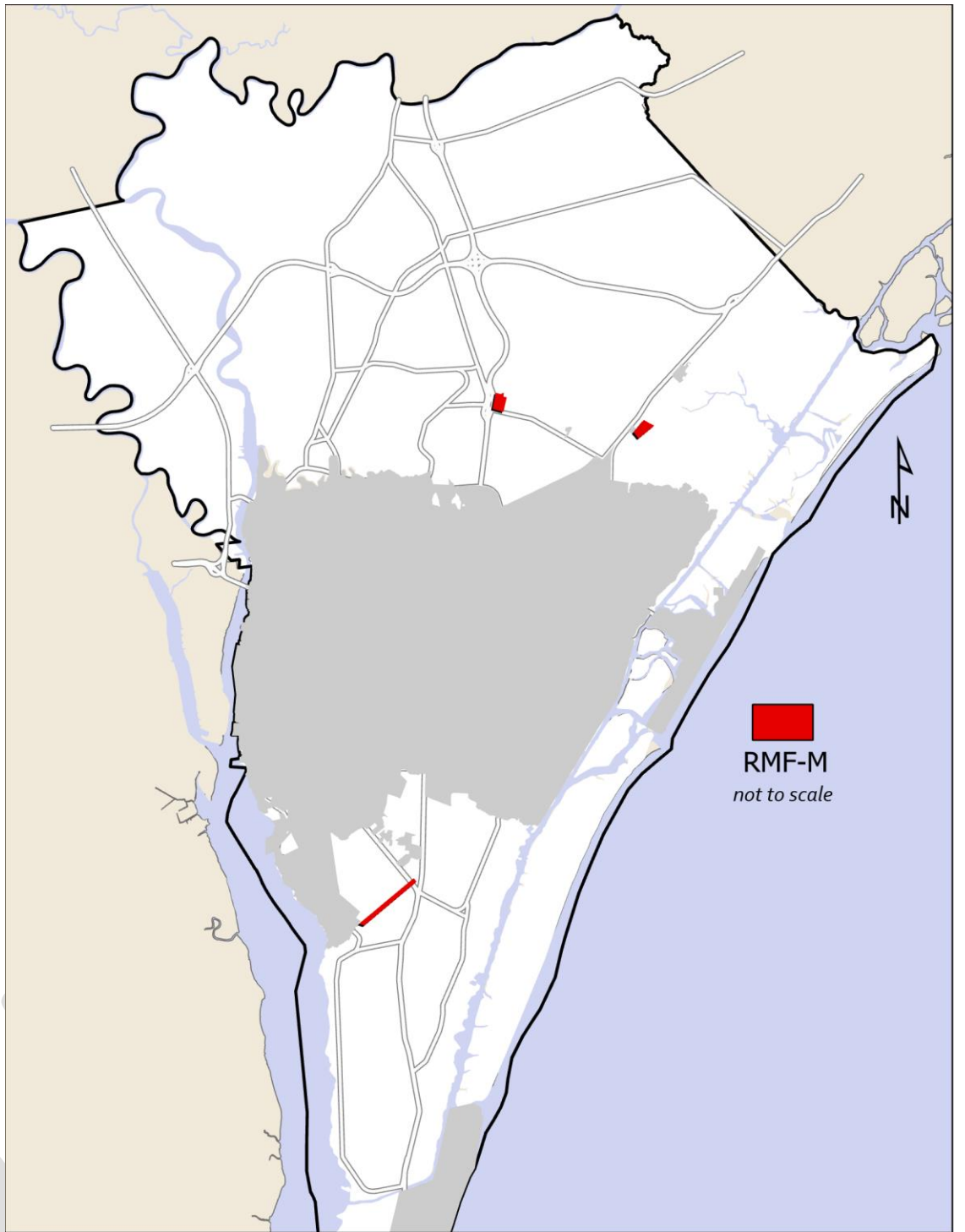
2021 HEIGHT STANDARDS AMENDMENT CONCEPTS:

RMF-M RESIDENTIAL MULTI-FAMILY MODERATE DENSITY DISTRICT

CONCEPT SUMMARY: Allow 4-story buildings, which require elevators, to increase housing access and opportunities for seniors and residents with reduced mobility.

DISTRICT INTENT: To provide lands that accommodate moderate density single-family and multi-family development. The intent of the RMF-M district is to function as a transitional district between intensive nonresidential development and higher density residential areas. The district is designed to provide a reasonable range of choice, type, and location of housing units.

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, the housing types and densities outlined for this district (up to 17 units per acre) mean that it could be appropriate in Community Mixed Use areas, Employment Centers, and Urban Mixed Use areas, which anticipate multi-family development scaled from around 3 to 5 stories depending on the location. It may also be appropriate in other areas with site-specific conditions. This district is most likely to be applied along roadway corridors to provide a transition to existing neighborhoods, near job centers, and near commercial and service nodes.



Considerations:

- This district has only been applied to a small number of properties since its creation in 2019, most of which were conditional projects.
- This district could be located near existing residential neighborhoods and/or integrated into areas of more intensive development.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards			
Height Maximum	Setbacks		
	Conventional Subdivisions		Performance Subdivisions
	Single Family (Detached & Attached)	Multi-Family	
3 stories, with a maximum of 45 ft.	Front—20 ft. Side (street)—10 ft. Side (interior)—5 ft. Rear—15 ft.	Front—35 ft. Side (street)—30 ft. Side (interior)—20 ft. Rear—25 ft.	20 ft. peripheral setback

Proposed Standards		
Height Maximum	Additional Height Allowance	
	Allowance Maximum	Additional Standards
3 stories	4 stories	4 story structures must be setback a minimum of 25 ft. from adjacent R properties (RA, R-20, R-20S, R-15, R-10, R-7, R-5)

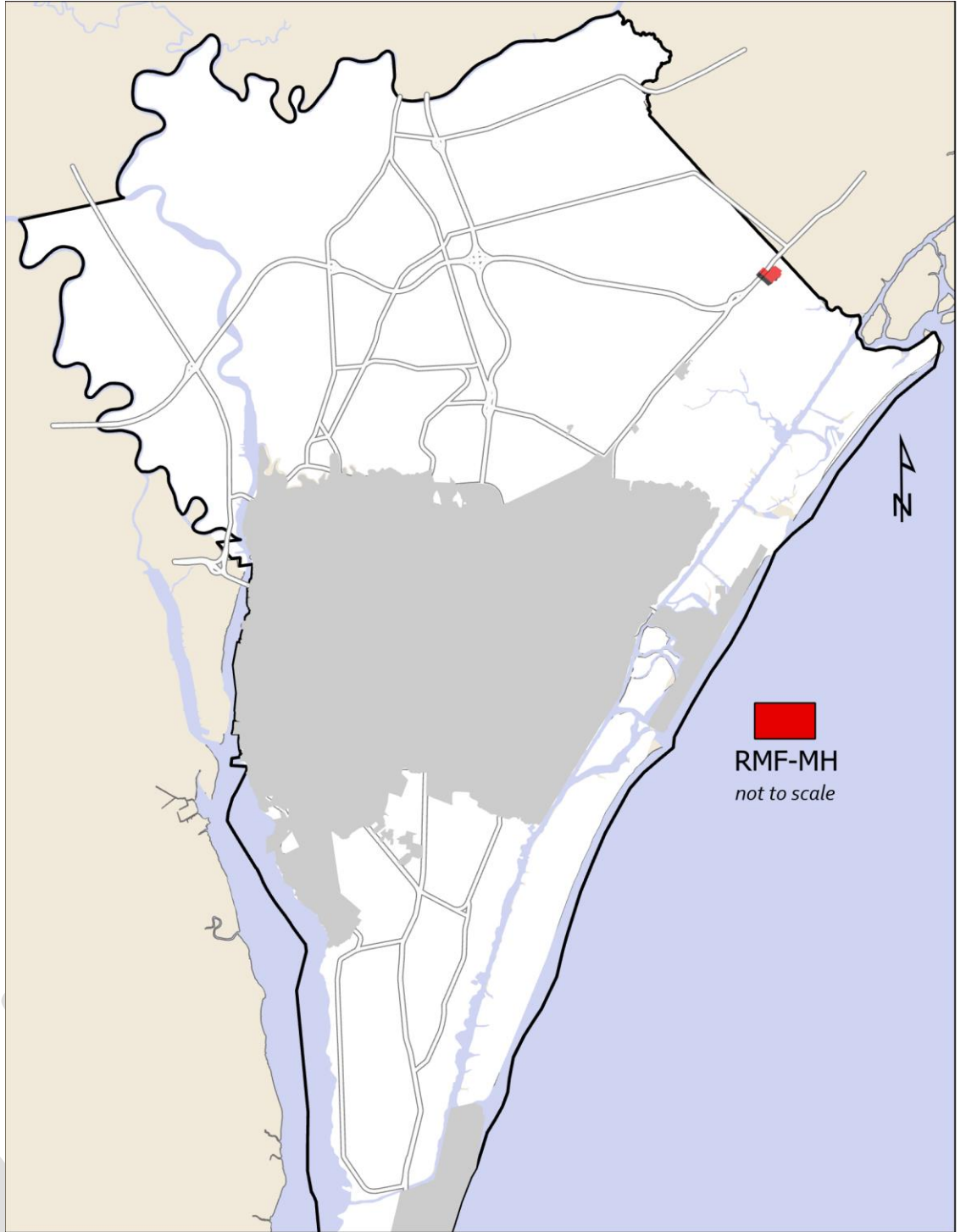
2021 HEIGHT STANDARDS AMENDMENT CONCEPTS:

RMF-MH RESIDENTIAL MULTI-FAMILY MEDIUM-HIGH DENSITY DISTRICT

CONCEPT SUMMARY: Reduce potential barriers to 4-story buildings, which require elevators, to increase housing access and opportunities for seniors and residents with reduced mobility.

DISTRICT INTENT: To accommodate lands for medium to high density residential development of varying types and designs, with emphasis on midrise structures, near suburban shopping centers and employment centers. The district is intended to function as a transition between intensive nonresidential development and lower density residential development.

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, the housing types and densities outlined for this district (up to 25 units per acre) mean that it could be appropriate in Urban Mixed Use areas, which anticipate multi-family development scaled at around 5 stories, and in other areas with site-specific conditions. This district is most likely to be applied along roadway corridors to provide a transition to existing neighborhoods and near commercial and service nodes.



Considerations:

- This district approved the first RMF-MH zoning for a conditional project (Comet Apartments) on August 2, 2021. The proposed amendment would not impact this development.
- This district could be located near existing residential neighborhoods and/or integrated into areas of more intensive development.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards			
Height Maximum	Setbacks		
	Conventional Subdivisions		Performance Subdivisions
	Single Family (Detached & Attached)	Multi-Family	
4 stories, with a maximum of 50 ft.	Front—15 ft. Side (street)—10 ft. Side (interior)—5 ft. Rear—15 ft.	Front—30 ft. Side (street)—30 ft. Side (interior)—20 ft. Rear—25 ft.	20 ft. peripheral setback

Proposed Standards		
Height Maximum	Additional Height Allowance	
	Allowance Maximum	Additional Standards
4 stories	None	4 story structures must be setback a minimum of 25 ft. from adjacent R properties (RA, R-20, R-20S, R-15, R-10, R-7, R-5)

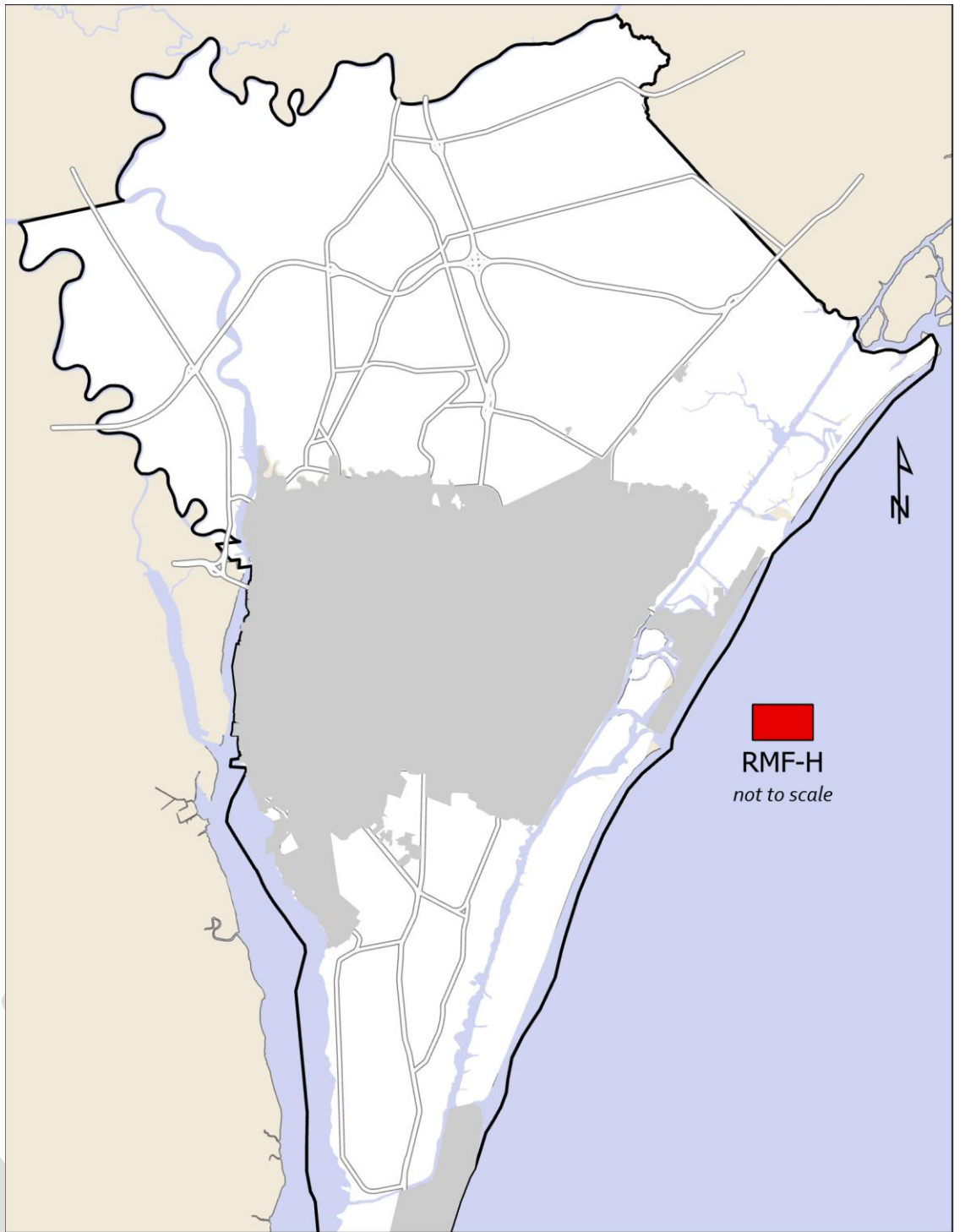
2021 HEIGHT STANDARDS AMENDMENT CONCEPTS

RMF-H RESIDENTIAL MULTI-FAMILY HIGH DENSITY DISTRICT

CONCEPT SUMMARY: Reduce potential barriers to 4-story buildings, which require elevators, to increase housing access and opportunities for seniors and residents with reduced mobility.

DISTRICT INTENT: To provide lands for high density residential development of varying types and designs, with emphasis on midrise and high-rise structures. This district is designed to be located in close proximity to major population centers, areas identified for targeted growth, employment centers, and destination nodes.

COMPREHENSIVE PLAN GUIDANCE: While the plan does not directly relate place types with specific zoning districts, the housing types and densities outlined for this district (up to 36 units per acre) mean that it could be appropriate in Urban Mixed Use areas, which anticipate multi-family development scaled at around 5 stories, growth nodes, and in other areas with site-specific conditions. This district is most likely to be applied along roadways near commercial and service nodes and in areas targeted for growth.



Considerations:

- This district has not been applied to any properties since its creation in 2019.
- This district is less likely to be located immediately adjacent to existing residential neighborhoods and would more likely be integrated into areas of more intensive development.

DRAFT TEXT AMENDMENT CONCEPT

Current Standards			
Height Maximum	Setbacks		
	Conventional Subdivisions		Performance Subdivisions
	Single Family (Detached & Attached)	Multi-Family	
4 stories, with a maximum of 50 ft.	Front—15 ft. Side (street)—10 ft. Side (interior)—5 ft. Rear—15 ft.	Front—30 ft. Side (street)—30 ft. Side (interior)—20 ft. Rear—25 ft.	20 ft. peripheral setback

Proposed Standards		
Height Maximum	Additional Height Allowance	
	Allowance Maximum	Additional Standards
4 stories	None	4 story structures must be setback a minimum of 25 ft. from adjacent R properties (RA, R-20, R-20S, R-15, R-10, R-7, R-5)