

# **PROPOSED AMENDMENTS TO THE T-ZONE ORDINANCE BEFORE CITY COUNCIL - APRIL 2023**

## **From City Residents Who Support Responsible Development**

### **Residential and Commercial Uses**

- Duplex, triplex, and quadplex residential homes built by-right within current parameters for single-family residences to encourage more diverse housing options.
- Townhouses with appropriate setbacks and Council approval (see **Project Reviews** below), removing the current acreage requirement.
- An exempted or legacy clause for existing single-family homes.
- Removal of mixed-use development allowed by-right.
- Removal of parking lots as a principal use.

### **Building Height, Step-backs, and Setbacks**

- Limits on construction to a maximum height of 3 stories or 35 feet, or to 40 feet for flat-roof buildings that incorporate step-backs before 40 feet.
- For buildings 40 feet high, 10-foot step-backs on all street frontages and on any side of such building that abuts any residence, including those in multi-family and mixed-use buildings.
- A minimum 20-foot setback for front and rear yards to maintain the transition character of these lots next to residential and condo neighborhoods with no conditional modifications and to promote environmental sustainability, the healthy growth of tree canopy, and a pedestrian-friendly streetscape.
- 10-foot setbacks for side yards and 20-foot setbacks for townhouse corner lots.

### **Lot Coverages**

- Per the City's Urban Forestry Commission, an effective impervious surface maximum for T-Zones in consultation with the City's stormwater staff, keeping in mind that City consultant Susan Bell recommended a total coverage of 50% - building and impervious surfaces.
- A specific stormwater review as part of each site plan for all T-lots.
- A 20%-tree-canopy-coverage-in-10-years minimum for T-Zones, consistent with City requirements for single-family homes.
- Preserving existing trees where and when possible as transition sites are redeveloped.

- Requiring street trees every 25 feet along the street, with the understanding that trees would not be planted where there is a need for street access from the building's main entrance or parking.

## **Environment**

- **Historic Preservation**
  - Maintaining Historic & Cultural Conservation District (HCC) requirements.
  - Preventing the demolition of historic structures; instead, requiring their incorporation in T-lot developments at the minimum setbacks listed above.
- **Parking**
  - Tying T-lot use and development to the number of parking spaces required; developing consistent parking rules City-wide rather than special rules for T-Zones.
  - Considering the transportation impacts of T-Zone changes, including pedestrian and cyclist safety as well as parking.
- **Districts**
  - Encouraging residential development on Park, with commercial use only on a conditional, Council-review basis; ensuring development on Park is consistent with the "Great Street" plan and investment; developing a vision and schematics/drawings that respect and blend with neighboring properties.
  - Sustaining the requirements of the North Washington Street small area plan that calls for 3-story maximum heights with larger setbacks and landscaping between structures.

## **Affordable Housing**

- Actually building affordable housing at the rate of at least 20% in residential developments of 15 units or more. Considering special incentives for developers of smaller structures who will dedicate one or more units as affordable or workforce housing (e.g., one unit in a triplex or a quad).
- Payments to the City's Affordable Housing Fund based on the acreage to be developed and the anticipated return for developers with plans for either commercial or residential buildings of fewer than 15 units, while also requiring of the City an annual report of progress made in a comprehensive affordable/workforce housing plan and a public accounting of how and where these funds are being spent.

## **Project Reviews**

- Grading plan review for duplexes, triplexes, and quads.
- The City Council's retention of its decision-making authority on what will be approved for everything else - townhouses, multi-family buildings larger than quads, and commercial buildings - for development on specific T-Zone properties.