

# UDO-CC8

## Request Summary

- Petitioner: Planning and Development Services staff
- Request: Amend the UDO to revise standards for:
  1. The Mixed Use – Special Use (MU-S) district
  2. Add provisions for Cottage Courts

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## Background

- As part of its 2020-21 Work Program, the Planning Board asked staff to address recommendations for Planned Unit Development (PUD) and Cottage Courts that came out of the 2020 *Innovative and Land-Efficient Residential Development Regulations* report.
- *Legacy* makes numerous references to increasing housing variety and residential choice by encouraging “a mixture of residential densities and housing types through land use recommendations.”

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## Background

- The *Winston-Salem/Forsyth County Housing Study and Needs Assessment (HSNA)* also recommended meeting the need for 15,000 new housing units with a strategy to “fill housing stock with ‘*missing middle housing structures*’ and smaller-size units to meet current and future housing needs.”



Credit: Opticos Design, Inc

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## 1. PUD – Background

- The *Innovative and Land-Efficient Residential Development Regulations* report and the 2018 UDO Code Assessment both recommended creating a PUD ordinance.
- PUDs typically include a mix of residential and nonresidential uses, and allow for design flexibility and innovation.
- Winston-Salem had a PUD ordinance from 1973 to 1994, when it was replaced with Planned Residential Development (PRD) and MU-S district standards.



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## 1. PUD – Proposed Standards

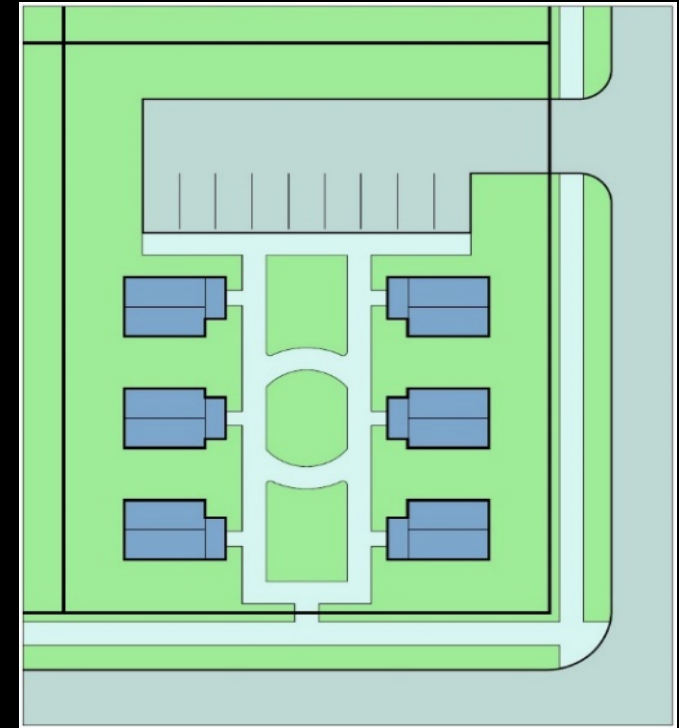
- While the MU-S district is similar to a PUD, it is not very flexible or user-friendly in its current form – it has not been used a single time since 2006, when several GMA-specific development standards were adopted.
- Rather than add another use to the UDO, staff proposes modifying the MU-S standards to better accommodate PUD concepts by:
  - Removing unnecessary district standards
  - Removing references to TOD and TND
  - Removing regulations duplicated elsewhere in the UDO
  - Reducing the number of required uses from 3 to 2.



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## 2. Cottage Courts – Background

- The *Innovative and Land-Efficient Residential Development Regulations* report also recommended considering a Cottage Court ordinance.
- Cottage Courts are development with small attached or detached housing oriented around a central open space or courtyard.
- Cottage Court homes typically have small footprints, and are now considered one of the Missing Middle housing types.
- In its report *Diversifying Housing Options with Smaller Lots and Smaller Homes*, the National Association of Homebuilders recommends Cottage Courts as one of its best development practices.



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## 2. Cottage Courts – Background

- Staff researched Cottage Court standards across the country - provisions vary, but most address:
  - A pedestrian-oriented, neighborhood character
  - Minimum and maximum number of residential units
  - Maximum building height or size
  - Building orientation
  - Minimum size for the courtyard open space
  - Location and amount of parking
  - Limits on what zoning districts allow this development type
  - An increase in allowed density over underlying zoning



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## 2. Cottage Courts – Proposed Standards

- Based on this research, staff is proposing the following ordinance standards:
  - Allowing Cottage Courts in GMAs 1, 2, and 3.
  - Allowing Cottage Courts in RS7, RS9, RS12, RSQ, RM5, RM8, RM12, RM18, RMU, NB, PB, E, and MU-S zoning districts.
  - A minimum of 4 and a maximum of 14 units per Cottage Court development.
  - A maximum building height of 30 feet (to promote small-scale residential character).
  - Requiring 1 parking space per dwelling unit (less than the standard residential parking requirement).
  - Allowing a 25% density bonus above underlying zoning.



# Residential Development Spectrum



## Minor Subdivision:

- No more than 3 lots unless new lots adjoin an existing public street



## Cottage Courts:

- 4 to 14 units
- 15% open space



## Conventional Subdivision:

- No open space required
- No bufferyard required
- Maximum density 6.2 DU/AC (RS-7)



## Planned Residential Development - PRD:

- Minimum 15% open space
- Buffering required when small lots adjoin perimeter of PRD
- No minimum lot size for units



## Mixed-Use Development MU-S:

- Residential uses and 1 nonresidential use
- 5% open space



## Twin Homes/Townhouses:

- 2 to 3 units per building
- Each unit occupies one zoning lot



## Triplex/Quadrplex:

- 3 to 4 units per building
- Each building occupies one zoning lot

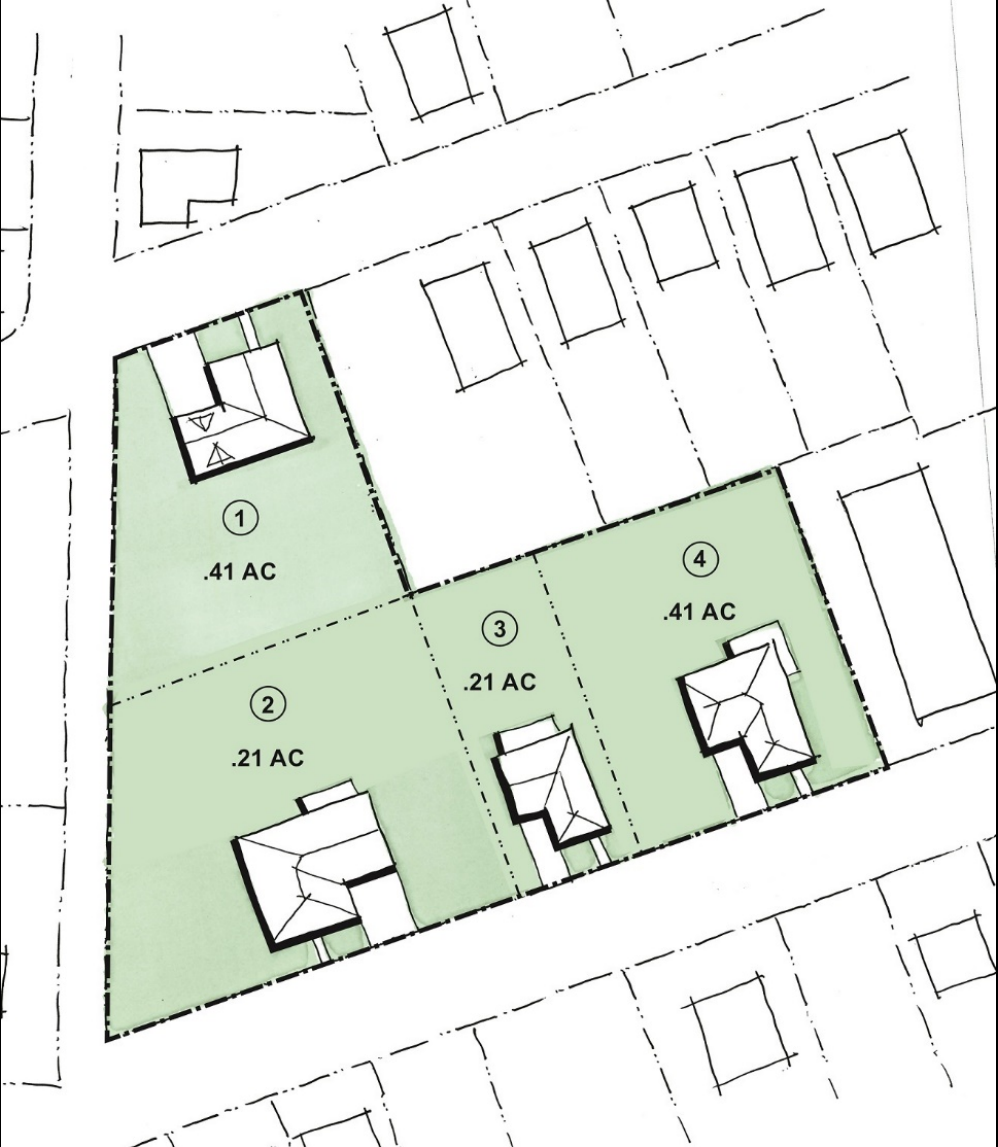


## Lower/Higher Density Multifamily:

- Multiple units on one zoning lot
- 5 to 18+ units per acre
- Common recreation area required for 40+ units

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## Cottage Court Design Examples



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## Summary

- Staff believes revisions to MU-S standards and adoption of Cottage Court provisions will expand housing choice in Winston-Salem and allow for innovative infill development.
- These provisions will accommodate design concepts that have recently been proposed by developers but which have not been allowed by current UDO standards.
- The proposed standards will also further the recommendations of *Legacy* to allow a variety of housing options to better serve community needs.

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## Recommendations

- The Planning Board recommended approval of UDO-CC8 with a 7-2 vote at their February 2021 public meeting.
- The Community Development/Housing/General Government Committee moved to send this provision to City Council with no recommendation at their March 2021 meeting.