

UDO-CC25

Request

Staff is proposing a text amendment to:

- Increase the maximum number of attached units allowed per building in the RM-5 Residential Multifamily District;
- Increase the maximum building height allowed in the RM-8, RM-12, and RM-18 Multifamily Districts; and
- Revise the threshold for which bufferyard standards are required.

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Background

- Amendment intended to reduce rezoning requests to higher-density multifamily districts by allowing more design flexibility in lower-density multifamily districts.
- Purpose is to enable multifamily developments to meet maximum zoning density while accommodating sites constraints such as creeks and floodplains, steeper slopes, etc.

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Summary

- Amendment increases the maximum number of attached units per building from four units to six units in the RM-5 district.
- Amendment increases the maximum height in three multifamily districts:
 - RM-8 from 40 feet to 48 feet (or approximately four stories);
 - RM-12 from 45 feet to 60 feet (or approximately five stories);
 - RM-18 from 60 feet to 72 feet (or approximately six stories)

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Summary

- Amendment stipulates that new structures in the RM-8, RM-12, and RM-18 districts with a height greater than 40 feet must be setback a minimum of 50 feet from adjacent properties zoned for single-family residential development.
- Parking may be located within the 50-foot setback provided it is outside of any required bufferyard.

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Summary

- Amendment revises the bufferyard requirement from applying to multifamily and townhome developments of five units or more to developments of greater than one acre in size.

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Summary

- Amendment will “right-size” dimensional standards for multifamily districts to accommodate site constraints and reduce rezoning requests, while maintaining compatibility for adjoining single-family homes.
- Allows for greater ability to utilize existing multi-family sites.

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Recommendation

- UDO-CC25 was unanimously recommended for approval by the Planning Board at its December 14, 2023 meeting.