

Amendments to Chapter 21.06: *Dimensional Standards and Measurements*, Recommended by Planning and Zoning Commission

1. Page 2, Section 21.06.020, lines 23-29
 - “A. This section contains tables that list the requirements for lot dimensions and building bulk, density, location, and height for all types of development. All primary and accessory structures are subject to the dimensional standards set forth in the following tables. Bracketed numbers refer to notes at the bottom of each table. General rules for measurement and exceptions are set forth in section 21.06.030.
 - B. These general standards may be further limited or modified by other applicable sections of this title. In particular, some uses have use-specific standards in chapter 21.05 that impose stricter requirements than set forth in these tables.
 - C. Lot width and depth shall be measured as shown in the Lot Width and Lot Depth illustrations at the end of the chapter.”
2. Pages 3-7, Table 21.06-1: Table of Dimensional Standards—Residential Districts
 - In R-3 row for “Dwelling, townhouse”, change front setback from 10’ to 20’.
 - In R-6 row, change front setback from 25’ to 50’; change side setback from 15’ to 25’; change rear setback from 25’ to 50’.
3. Page 11, Table 21.06-4: Table of Dimensional Standards—Other Districts
 - In the TA District section, add the following rows:
Residential (with sewers)—10,400 sf min. lot area; 70’ min. lot width
Commercial (with sewers)—8,400 sf min. lot area; 50’ min. lot width
Industrial (with sewers)—8,400 sf min. lot area; 50’ min. lot width
Institutional (with sewers)—8,400 sf min. lot area; 50’ min. lot width
 - In “Residential (Bird Creek, Indian Valley, Portage inholdings)”, change min. lot area from 50,000 sf to 108,150 sf.
 - In the rows for the AD, PLI, and PR districts, change the text in the Maximum height column to read, “No maximum, except that the height transition provisions of subsection 21.06.030D.7. shall apply.”
4. Page 15, Illustration titles

In illustration titles, replace “Alteration” with “Addition.”

5. Page 16, Section 21.06.030A.5.c.i., lines 12-14
“The maximum front setback may be exceeded by up to 20 additional feet if the additional area between the building and the [FRONT] property line is used to provide common open space that conforms to the standards of 21.07.030, contains site enhancement landscaping, and/or contains pedestrian amenities as described in 21.07.060F. The additional area shall not be developed for motor vehicle parking or driveways, loading or refuse collection or ground mounted utilities [LANDSCAPED OR HARDSCAPED FOR USE BY PEDESTRIANS].”
6. Page 16, Section 21.06.030A.5.d., line 20
“...with a building of less than 5,000 square feet of gross floor area [GFA], they are exempt....”
7. Page 17, Section 21.06.030A.7.a., lines 20-21
“...within 25 feet from the existing or projected centerline of a platted right-of-way for a [DEDICATED] local street, road reservation, or public use easement...”
8. Page 18, Section 21.06.030A.7.b., after line 13
Add a new “ix.” (and renumber the following sections) to state “Approved grading activities.”
9. Page 21, Section 21.06.030C.3.d., lines 5-10
“Where a special feature is to be provided in order to receive an FAR bonus, the owner shall enter into [GRANT TO THE MUNICIPALITY] a written agreement with the municipality ensuring the continued provision of the special feature for as long as the development uses the FAR bonus. [, WHICH SHALL BE RECORDED] The applicant shall record the agreement at the district recorder’s office as a covenant running with the land, binding upon the owner and all successors and assigns, and enforceable by the municipality[,]. Recordation of the agreement shall take place and an attested copy submitted to the department prior to the issuance of any building or land use permit for the development.”
10. Page 21, Section 21.06.030D., after line 11
Add a new section D.1. (and renumber remaining sections) to read, “The maximum allowable height for buildings and structures in each district shall be as provided in section 21.06.020, Dimensional Standards Tables, except where specifically modified by this subsection D. and/or other provisions of this title.”

11. Page 21, Section 21.06.030D.3., lines 28 and 31
 At the end of line 28, add “Refer to the Case 1 building height illustration at the end of the chapter.”

 At the end of line 31, add “Refer to the Case 2 building height illustration at the end of the chapter.”
12. Page 22, Section 21.06.030D.5.d.ii., lines 16-17
 “Flagpoles and spires and similar religious appurtenances may exceed up to 30 feet in residential districts and up to 50 feet in nonresidential districts;”
13. Page 27, Illustration of Building Height
 In both illustrations, change “reference datum” to “grade plane”.

Technical Edits and Clarifications

1. Table 21.06-1, correct the residential zoning district names to be consistent with the names provided in Chapter 4.
2. Page 5, Table 21.06-1, *R-4 Maximum Height of Structures*, revise as follows to clarify that a height increase above 45 feet is available:

R-4: <u>Multifamily Residential District 2</u> [HIGH INTENSITY MULTI-FAMILY RESIDENTIAL DISTRICT]	
Use	Maximum height of structures
Dwelling, multifamily	45 <u>[1]</u>

Add a footnote [1] at the end of the table that reads, “See subsection 21.04.020I.2.d. for information regarding possible height increases.”

3. Page 5, Table 21.06-1, *R-4A Maximum Height of Structures*, revise as follows to clarify that a height increase above 45 feet is available:

R-4A: <u>Multifamily Residential Mixed-use District 2</u> [HIGH INTENSITY MULTI-FAMILY RESIDENTIAL DISTRICT]	
Use	Maximum height of structures
Dwelling, multifamily	45 <u>[2]</u>

Add a footnote [2] at the end of the table that reads, “See subsection 21.04.020J.2.d. for information regarding possible height increases.”

4. Page 7, Table 21.06-1, R-10 dimensional standards, correct cross reference in the area/width/lot coverage cell to read “21.04.020P.2.”
5. Page 10, Table 21.06-3, *Front Setback – Mixed-use Districts*: Change “front building elevation” to read “street-facing building elevation” wherever it appears in the table (three places), to be consistent with the language used elsewhere in the code.
6. Page 10, Table 21.06-3, Mixed-Use Districts
All three mixed-use districts (NMU, CMU, and RMU) allow townhouses, but the minimum lot areas and widths do not accommodate townhouse development. This oversight should be corrected by adding a row under each of the districts that allows townhouses with the same dimensional standards as in the R-4A: Minimum lot area of 3,000 square feet; Minimum lot width of 20 feet (30 on corner lots); Front setback is a minimum of 10 feet and a maximum of 20 feet; Side setback is “N/A on common lot line; otherwise 5 feet”; Rear setback is 15 feet if adjacent to a residential district (except the R-4 or R-4A, otherwise 10 feet; Height is 35 feet.
7. Page 13, line 37, 21.06.030A.5, *Maximum Setbacks*: Add a new second-to-last sentence as follows to relate the intent of maximum setbacks to intent statements that appear in Chapter 4 for mixed-use districts: “This improves connectivity and makes walking more convenient.”
8. Page 14, line 2, 21.06.030A.5.a.i., *Maximum Setbacks*, revise as follows to be consistent with language used elsewhere through chapters 4, 5 and 6: “The maximum setback applies to the ground-floor [LEVEL], street-facing elevation of the building, as depicted below.”
9. Page 14, line 11, 21.06.030A.5.a.iii., *Maximum Setbacks*, revise as follows to be consistent with language used elsewhere through chapters 4, 5 and 6: “...the maximum setback applies to the combined ground-floor [LEVEL], street-facing elevations of all the building, as depicted below.”
10. Page 15, after line 3, 21.06.030A.5.a.iv. Illustration - *Alteration to Existing Building in Conformance with Maximum Setback*: Revise the captions as follows:
“At least 50% of the combined ground-floor [LEVEL] street-facing elevation of existing building...”

“Maximum allowed setback”

11. Page 15, after line 4, 21.06.030A.5.a.iv., *Illustration - Alteration to Existing Building*, Revise the captions as follows:

“Addition that increases length of street-facing building elevation is required to be...”

“Addition that has no street-facing building elevation is not required to be...”

12. Page 16, line 2, 21.06.030A.5.b.i., *Use of Maximum Setback Area*, revise as follows:
“Motor vehicle [VEHICULAR] parking and circulation is not permitted...”

13. Page 16, line 4, 21.06.030A.5.b.ii., *Use of Maximum Setback Area*, revise as follows:
“The area between the street [FRONT] lot line and the portion of the building...”

14. Page 16, line 20, 21.06.030A.5.d., *Maximum Setback – Exemptions*, change the acronym “gfa” to read “gross floor area”.

15. Page 22, lines 5-6, 21.06.030D.5.b., *Height Exceptions*, revise as follows: “...the appurtenances may cumulatively cover up to one-half of the roof area.”

16. Page 22, line 22, 21.06.030D.6., *Height Adjustments*, revise as follows: “...ground-floor[LEVEL] retail spaces.”

17. Page 23, line 9, 21.06.030D.7.d., *Height Transitions – Exceptions*, revise as follows:
“...will have no [NOT] additional impact.”