

Item C-13 Questions from Commissioner Shaw with Proposed Motions- Amended 4/22/2019**Building Forms on Single Family Zoned Lots**

The draft ordinance does not specify allowable building forms for residential and commercial zones. For residentially zoned lots such as SF-2 and SF-3, which make-up most of the residential neighborhoods within the urban core, building forms include single family and duplexes as allowed under current code if 100% affordable. If not 100% affordable, the resolution calls for a minimum of 3 units which could include building forms such as 3 or more units on a lot, multiplexes, townhouses, and cottage buildings.

The ordinance allows additional units on SF2 and SF3 properties without subdivision, but this would not allow for separate ownership of the individual units. Only SF5, SF6 and MF zones allow for condominiums. Therefore, to increase opportunities for home ownership, SF2 and SF3 lots would need to be subdivided or re-zoned to allow for condominiums. Furthermore, *25-2 Zoning, Subchapter C – Use and Development Regulations, Article 4 Additional Requirements for Certain Uses* places additional requirements such site size, lot size, minimum distance from similar uses, and maximum number of units per lot, which are not waived under this ordinance and may restrict use of townhouses and multiple units on a single lot.

Question 1 – Under this draft ordinance, what types of building forms would be allowed on currently zoned SF2 and SF3 zoned lots given the additional code requirements controlling development on residential lots?

Motions:

Add Single Family Zoned Lot Requirements section to 25-2-518 to include these and other design standards for single family zoned lots.

- 1) *If there is not an existing code for distance between separate units on single family zoned lots, require minimum distance of 10 ft. between building structures as measured from side to side, back to front or back/front to side depending on orientation of units. (Reference 25-2-774 - Two Family Residential Use)***
- 2) *If intention was to allow townhouses on SF2 and SF3 lots, 25-2-775 would not allow more than one unit per lot. Request staff to make changes to this section to allow for multiple townhouses on a lot while at the same time maintaining other requirements in this section setbacks, min. building widths, distance from other townhouses, etc?***
- 3) *Since the building form for 12-16 units on a single family zoned lot resembles multi-family units, a motion specifying a minimum site area for each dwelling unit size similar to MF zones is needed. Recommend MF-1 sizes as this 12-16 units are allowed. City staff should propose s.f. in line with affordable housing policies.***

[Reference Attachment 1]

The minimum site area for each dwelling unit for a Qualifying Development on a single family zoned lots is:

- (1) 2,500 square feet, for an efficiency dwelling unit;*
- (2) 3,000 square feet, for a one bedroom dwelling unit; and*
- (3) 3,500 square feet, for a dwelling unit with two or more bedrooms.*

Question 2- What types of development would allow for ownership of individual units on SF2 and SF3 properties under this draft ordinance?

SF2 and SF3 do not allow condo so this ordinance will not increase home ownership on SF2 and SF3 and other zones where condos are not allowed. Condo use only allowed on SF5, SF6, MF1 through MF6.

Question 3 – Does staff recommend any additional code changes to both ensure these amendments will result in additional affordable units, especially additional units for home ownership on SF2 and SF3 zoned properties?

Added Question 4 - What restrictions are there on allowing condos on single family zoned lots that do not currently allow condo use?

Motions:

- 1) Motion to request additional modeling showing following on single family zoned lots: 1) several single family units on a single lot (4, 8, 12, 16) and 2) several smaller multi-family units (3 x 4-plex, 4x4-plex).*
- 2) Propose motion to increase ownership units on SF zones that do not permit condos.*

Resolution Directive to Review Options for Transitions between Properties

The draft ordinance waives current compatibility requirements including height and setbacks. The resolution also directs the Planning Commission to review setbacks/buffers and other options to address transitions between adjacent properties.

Question 1- What setbacks/buffers and other options to address transitions between development with increased density under this draft ordinance and existing single family residences would staff recommend based on current best practices?

Question 2 – Follow-up to previous question, what would be the triggers such as height, number of units or non-residential uses for these optional measures?

Motions:

ADD to section to 25-2-518

- 1) Qualifying Developments that accept compatibility waivers for height and setbacks, development shall include following screening requirements:*

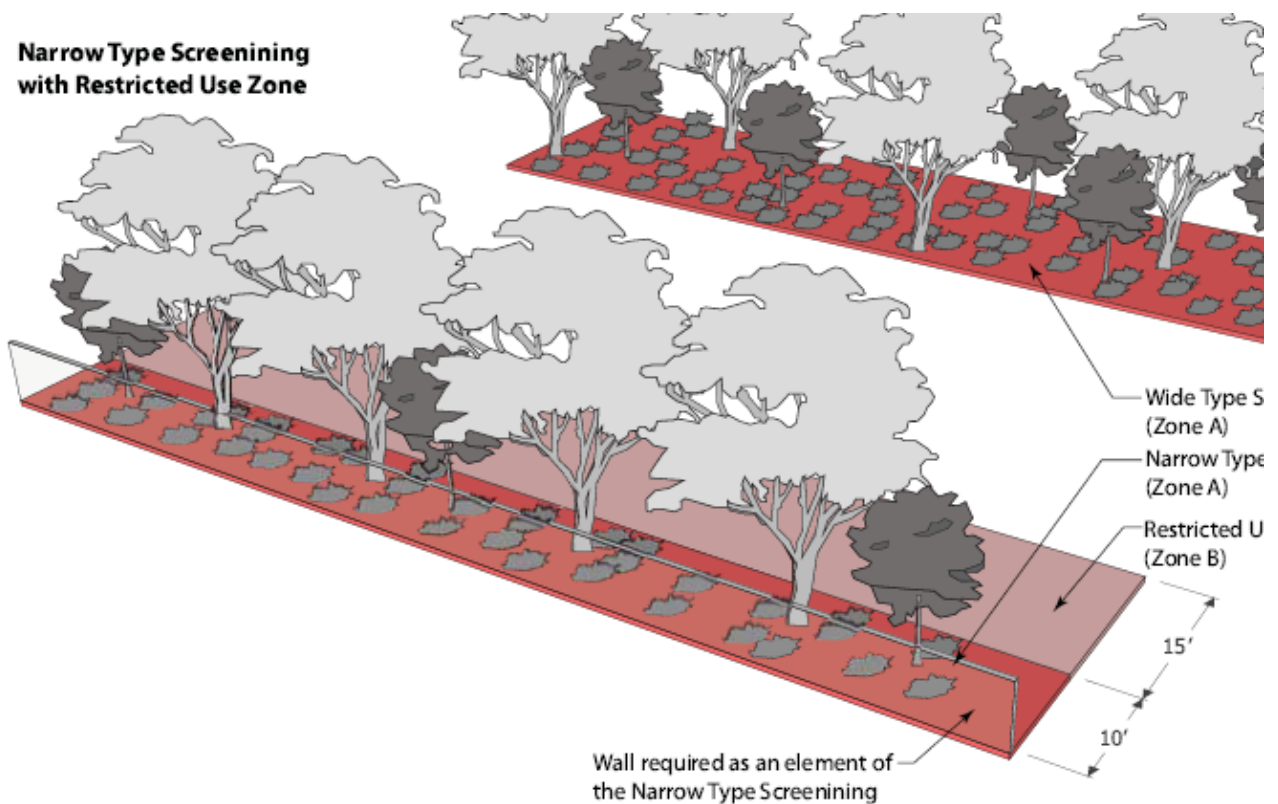
[Reference ERC compatibility design requirements 4.2.4 (D) for screening with narrow 10' landscape buffer.]

a. Location and Width of Zone A Screening Zone

- i. **Location:** Immediately abutting the property line of the triggering property located between the triggering property and Zone B.
- ii. **Width:** The Screening Zone can be one of two types, Wide or Narrow (See Figure 4-3). The width of Zone A varies depending on which type of Screening Zone is applied.

b. Narrow Type (to be used in conjunction with Use Restricted Zone)

- i. **Width:** Varies with a minimum width of 10 feet.
- ii. **Installation Requirements:**
 - A wall six feet in height;
 - One shade tree per 25 lineal feet;
 - Three understory trees per 100 lineal feet; and
 - 40 shrubs per 100 lineal feet.



Question 3 – Would staff support compatibility design requirements from the East Austin Corridor Plan including screening of waste receptacles, landscape buffers, hooding or shielding of exterior lighting, noise limits, location of waste receptacles, design of off-street parking?

Question 4 – Following up to previous question, if so, what would be the triggers for these additional design requirements?

Added Question 5 - Is City trash service different for a SF lot that have increased units resembling MF quantities of units?

Added Question 6- Are there any utility capacity issues (Electric, Water, Wastewater) with placement of several units in single family neighborhoods? How will these capacity increases be paid for?

Motions:

Add section to 25-2-518 requiring additional design requirements found in 25-2-1065, 25-2-1066, 25-2-1067 except for 1067 (G) and (H) for parking setbacks (unless recommended by staff), and 25-2-1068 for Qualifying Developments on SF6 or more restrictive zoned lots where height or number of units exceeds base zoning requirements. [Reference Attachment 2]

Requirements summarized below:

§ DESIGN REQUIREMENTS.

- A. Screening: screening requirements detailed above shall be used to screen parking, storage, waste receptacles or mechanical equipment from a triggering property.
- B. Lighting: Exterior lighting shall be hooded or shielded so that it is not visible from a triggering property.
- C. Noise: The noise level of mechanical equipment shall not exceed 70 db at the property line of a triggering property.
- D. Waste: Waste receptacles, including dumpsters, shall not be located within 20 feet of a triggering property. The City shall review and approve the location of and access to each waste receptacle. Collection of such receptacles shall be prohibited between 10 pm and 7 am.
- E. Parking: From a parking structure facing and located within 100 feet of a triggering property:
 - (1) Vehicle headlights shall not be directly visible from triggering property;
 - (2) Parked vehicles shall be screened from the view of any public right of way and the triggering property; and
 - (3) All parking structure interior lighting shall be screened from the view of a triggering property.
- F. Intensive Uses: Intensive recreational uses, such as swimming pools, tennis courts, ball courts and playgrounds, shall not be located within 50 feet of a triggering
- G. A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven to a rise of 12, may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.

Added Question 5 - Current code is 35' height limit on SF lots which is how many stories – 3? With increased entitlements for height at 1.25 for Type 1 and 1.5 for Type 2, what are the resulting number of stories? The increases should match increase in stories.

Motion:

Change multipliers of 1.25 and 1.5 to reflect actual increase in stories if they do not already.

Change 25-2-518 (F) (1) to the height and setback requirements found in sections 25-2-1061, 1062, 1063 and 1064 of Article 10 (Compatibility Standards). All other sections not related to height and setbacks shall apply;

[Reference Attachment 2]

Added Question 6 - Does staff have concerns with exempting qualified development from 1) Article 10, 2) subchapter F, 3) 25-2-773 – Duplex Residential Use, or 4) FAR in 25-2-492?

Affordable Housing in High Opportunity Areas

The Council acknowledges that Planning Commission may recommend modifications to the amendments described in this resolution to best achieve the goals in Imagine Austin. Within the resolution, Council establishes the priority for increasing affordable housing in High Opportunity Areas as specified in the Strategic Housing Blueprint Implementation Plan. However, the resolution does not provide any measures to incentivize affordable development in these areas.

Question 1 – What modifications to this draft ordinance can be made to meet the Council priority for prioritizing affordable housing within High Opportunity Areas?

Motion:

Imagine Austin directs density to corridors and centers. Strategic Housing Blueprint directs housing to same areas and High Opportunity Areas. Strategic Mobility Plan also adds density near Transit Priority Network. In order to better align this ordinance with these comprehensive planning policies, **ADD 25-1-722(A) (6) Development must be within ½ mile from Imagine Austin activity corridors and centers including the Transit Priority Network roadways identified in Strategic Mobility Plan or within a High Opportunity Area identified in Strategic Housing Blueprint Implementation Plan.**

Distance from Imagine Austin Activity Corridors

25-1-722 Eligibility (C)(4) allows additional entitlements when the development is within ¼ mile of an activity corridor and served by a bus or transit line.

Question 1 – With recent approval of Austin Strategic Mobility Plan, should this language be modified to include the Transit Priority Network roadways that are served by bus or transit?

Question 2 – Because this is clearly intended to place affordable housing within walking distance of transit, should the ¼ mile distance defined more specifically as “walkable” or “accessible by pedestrians”?

Motion:

25-1-722 (C) (4) is located within a ¼ mile of an activity corridor in the Imagine Austin comprehensive plan or a transit priority network roadway in the Austin Strategic Mobility Plan and is served by bus or transit line.

Question 3 – Would staff recommend that all new developments under this ordinance within the ¼ mile provide sidewalks to increase walkability to corridors with transit?

Site Plan Review Process and Drainage Criteria

The Council Resolution specifies that the site plan review for Type 1 Affordable units with 12 or fewer units and Type 2 Affordability units with 16 or fewer units ***require a modified site plan process that more closely resembles residential site plan while still addressing health and safety and addressing and reviewing drainage in the same way that drainage is addressed and reviewed for non-multifamily structures with the same impervious cover, including any adjustments to fee schedule as necessary.***

When reviewing the video of the council discussions on this issue, the direction was to prepare the simplified process but require the same drainage criteria. Criteria for current code requires that all development that include 3 or more units comply with site plan requirements which includes drainage criteria for storm water controls. The draft ordinance responds to the resolution by covering these developments under the existing section 25-5-3 Small Projects. 25-5-3 does not specify compliance with drainage criteria and allows the Director to waive submittal requirements that the director determines is not essential to demonstrate compliance with this title. Allowing development with up to 16 units to be covered under 25-5-3 will not ensure that sites with 3 or more units conform to current drainage criteria.

Question 1 – Does the process for site plan approval under 25-5-3 require that drainage for developments meet current criteria for drainage review which require storm water controls for developments with 3 or more units?

Question 2 – Watershed Department staff said that impervious cover is the only criteria impacting drainage from a development.

Added comment - WPD should verify that the risk of adverse impacts to nearby properties or local storm drains will not be increased as a result of the added number of units allowed on single family lots, going from 1-2 units to 12-16 units.

Question 3 – Does Watershed Department staff recommend changes to the drainage requirements to prevent flooding including localized flooding in conjunction with ordinances such as this which increase actual density? At a minimum, please include benefits and importance of requirements such as 1) new development and redevelopment treating storm water for the total amount of impervious cover (no grand-fathering for existing impervious cover which brings older development in conformance with latest flood control requirements) and 2) “residential heavy” changes previously proposed and 3) proposed Atlas 14 amendments.

Motion

As ordinances that increase density are approved, the city needs to simultaneously modify drainage codes to ensure that the storm water control systems are prepared to mitigate the flood risks from climate change either within the individual ordinances [such as adding section to 25-2-518] or in a separate comprehensive change to the drainage codes. At a minimum, the following actions should be taken.

- 1) All residential development should demonstrate no adverse impact to adjacent properties from changes to existing drainage patterns preferably by providing an engineer's certification.
- 2) New residential development including redevelopment requiring on-site storm water controls should reduce post development peak rates of discharge to match peak rates of discharge for undeveloped conditions instead of existing predevelopment conditions.
- 3) Implement added environmental and drainage review recommended by WPD for residential development that are not currently assessed by city staff (creek buffer, CEFs, cut/fill, drainage impact analysis).

ADA Parking

Council was clearly concerned that ADA parking be provided for developments under this ordinance. The draft ordinance under 25-6-471 OFF-STREET PARKING FACILITY REQUIRED addresses ADA parking.

Question 1 – What are the applicable federal, state and local requirements for ADA parking?

Question 2 – What are the requirements for residential development?

Question 3 - Is it permitted under current code to meet the ADA parking requirements, by providing off-site parking?

Question 4 – How does providing ADA parking off-site provide for the parking needs of individuals with disabilities to have parking near their residence?

Question 5 – Would the needs of those with disabilities be better met by requiring these affordable developments provide on-site, off-street parking based on the number of ADA parking spaces that would be required if development complied with the current code?

[Reference Attachment 3 – ADA References]

Motions:

Require Qualifying Developments to provide on-site, off-street parking based on the number of ADA parking spaces that would be required if development would have complied with the on-site, off-street parking requirements within current code?

C-13 Shaw – Affordability Amendments Ordinance**Attachment 1****§ 25-2-560 - MULTIFAMILY RESIDENCE LIMITED DENSITY (MF-1) DISTRICT REGULATIONS.**

- (A) *This section applies in a multifamily residence limited density (MF-1) district.*
- (B) *The minimum site area for each dwelling unit is:*
 - (1) *2,500 square feet, for an efficiency dwelling unit;*
 - (2) *3,000 square feet, for a one bedroom dwelling unit; and*
 - (3) *3,500 square feet, for a dwelling unit with two or more bedrooms.*

§ 25-2-561 - MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT REGULATIONS.

- (A) *This section applies in a multifamily residence low density (MF-2) district.*
- (B) *The minimum site area for each dwelling unit is:*
 - (1) *1,600 square feet, for an efficiency dwelling unit;*
 - (2) *2,000 square feet, for a one bedroom dwelling unit; and*
 - (3) *2,400 square feet, for a dwelling unit with two or more bedrooms.*

§ 25-2-562 - MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT REGULATIONS.

- (A) *This section applies in an MF-3 district.*
- (B) *The minimum site area for each dwelling unit is:*
 - (1) *1,200 square feet, for an efficiency dwelling unit;*
 - (2) *1,500 square feet, for a one bedroom dwelling unit; and*
 - (3) *1,800 square feet, for a dwelling unit with two or more bedrooms.*

§ 25-2-563 - MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) AND MULTIFAMILY RESIDENCE HIGH DENSITY (MF-5) DISTRICT REGULATIONS.

- (A) *This section applies in a multifamily residence moderate-high density (MF-4) or multifamily residence high density (MF-5) district.*
- (B) *The minimum site area for each dwelling unit is:*
 - (1) *800 square feet, for an efficiency dwelling unit;*
 - (2) *1,000 square feet, for a one bedroom dwelling unit; and*
 - (3) *1,200 square feet, for a dwelling unit with two or more bedrooms.*

Attachment 2

Division 2. - Development Standards.

§ 25-2-1061 - STREET FRONTAGE FOR A CORNER SITE.

In Sections 25-2-1062 (*Height Limitations And Setbacks For Small Sites*) and 25-2-1063 (*Height Limitations And Setbacks For Large Sites*), street frontage for a corner site is measured along the more major street. If both streets are the same type, street frontage is measured along the shorter side of the site.

§ 25-2-1062 - HEIGHT LIMITATIONS AND SETBACKS FOR SMALL SITES.

(A) This section applies to a site that has:

- (1) an area that does not exceed 20,000 square feet; and
- (2) a street frontage that does not exceed 100 feet.

(B) In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. If a site has a street frontage of 50 feet or less, a person may not construct a structure 15 feet or less from property:

- (1) in an urban family residence (SF-5) or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

(C) If a site has a street frontage that is more than 50 feet, but that does not exceed 100 feet, the side and rear setback requirements are as follows:

Length of Street Frontage (Feet)	Side and Rear Setback (Feet)
50.01 to 52.50	15.0
52.51 to 54.99	15.5
55.00 to 57.50	16.0
57.51 to 59.99	16.5
60.00 to 62.50	17.0
62.51 to 64.99	17.5
65.00 to 67.50	18.0
67.51 to 69.99	18.5

70.00 to 72.50	19.0
72.51 to 74.99	19.5
75.00 to 77.50	20.0
77.51 to 79.99	20.5
80.00 to 82.50	21.0
82.51 to 84.99	21.5
85.00 to 87.50	22.0
87.51 to 89.99	22.5
90.00 to 92.50	23.0
92.51 to 94.99	23.5
95.00 to 97.50	24.0
97.51 to 99.99	24.5
100	25.0

(D) The height limitations for a structure are:

- (1) two stories and 30 feet, if the structure is 50 feet or less from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or
- (2) three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located;
- (3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or

- (4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

§ 25-2-1063 - HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

- (A) This section applies to a site that has:
 - (1) an area that exceeds 20,000 square feet; or
 - (2) a street frontage that exceeds 100 feet.
- (B) In this section, the term "structure" excludes a rain garden using no concrete that is designed in accordance with the Environmental Criteria Manual. A person may not construct a structure 25 feet or less from property:
 - (1) in an urban family residence (SF-5) or more restrictive zoning district; or
 - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.
- (C) The height limitations for a structure are:
 - (1) two stories and 30 feet, if the structure is 50 feet or less from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located; or
 - (2) three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property:
 - (a) in an SF-5 or more restrictive zoning district; or
 - (b) on which a use permitted in an SF-5 or more restrictive zoning district is located;
 - (3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive; or
 - (4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

§ 25-2-1064 - FRONT SETBACK.

A building must have a front building line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed:

- (1) adjoins property:
 - (a) in an urban family residence (SF-5) or more restrictive zoning district; or
 - (b) on which a use permitted in a SF-5 or more restrictive district is located; and
- (2) fronts on the same street as the adjoining property.

§ 25-2-1065 - SCALE AND CLUSTERING REQUIREMENTS.

- (A) The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:
- (1) avoiding the use of a continuous or unbroken wall plane;
 - (2) using an architectural feature or element that:
 - (a) creates a variety of scale relationships;
 - (b) creates the appearance or feeling of a residential scale; or
 - (c) is sympathetic to a structure on an adjoining property; or
 - (3) using material consistently throughout a project and that is human in scale; or
 - (4) using a design technique or element that:
 - (a) creates a human scale appropriate for a residential use; or
 - (b) prevents the construction of a structure in close proximity to a single-family residence zoning district that is:
 - (i) significantly more massive than a structure in a single-family residence zoning district; or
 - (ii) antithetical to an appropriate human scale; and
 - (c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.
- (B) Except for good cause, the first tier of buildings in a multi-family or mixed use project must be clustered in a group that is not more than 50 feet wide, as measured along the side of the buildings that are most parallel to the property line of the site.
- (C) The depth of the first tier of buildings described under Subsection (B) may not exceed:
- (1) two units; or
 - (2) 60 feet.
- (D) A building must be at least 10 feet apart from another building, as measured from wall face to wall face.
- (E) Subsections (B), (C), and (D) do not apply to a:
- (1) private or public primary educational facility;
 - (2) private or public secondary educational facility; or
 - (3) a college or university.
- (F) In Subsection (B), good cause may be shown by compliance with Subsection (A).

§ 25-2-1066 - SCREENING REQUIREMENTS.

- (A) A person constructing a building shall screen each area on a property that is used for a following activity from the view of adjacent property that is in an urban residence (SF-5) or more restrictive zoning district:
- (1) off-street parking;
 - (2) the placement of mechanical equipment;
 - (3) storage; or

- (4) refuse collection.
- (B) A person constructing shoreline access, as that term is defined in Section 25-2-1172 (*Definitions*), shall screen the shoreline access from the view of property that is in an urban residence (SF-5) or more restrictive zoning district. A person may comply with this Subsection by providing vegetation and tree canopy as prescribed by rule, and may supplement compliance with other screening methods prescribed by rule. The owner must maintain the screening provided under this section.
- (C) A person may comply with Subsection (A) by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 (*Fences As Accessory Uses*).
- (D) The owner must maintain a fence, berm, or vegetation provided under this section.

§ 25-2-1067 - DESIGN REGULATIONS.

- (A) Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:
 - (1) in an urban family residence (SF-5) or more restrictive zoning district; or
 - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.
- (B) The noise level of mechanical equipment may not exceed 70 db at the property line.
- (C) A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:
 - (1) in an SF-5 or more restrictive zoning district; or
 - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.
- (D) The location of and access to a permanently placed refuse receptacle, including a dumpster, must comply with guidelines published by the City. The Watershed Protection and Development Review Department shall review and must approve the location of and access to each refuse receptacle on a property.
- (E) A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven to a rise of 12, may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.
- (F) An intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:
 - (1) in an SF-5 or more restrictive zoning district; or
 - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.
- (G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:
 - (1) in an SF-5 or more restrictive zoning district; or
 - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.
- (H) If a site on which a parking area or driveway is constructed is less than 125 feet wide, the width and setback for the parking area or driveway must comply with the following schedule:

Total Site Width	Avg. Parking Width	Setback for Parking	Setback for Driveways

0 to 52.99'	45'	5'	0'
53 to 55.99'	46'	6'	1'
56 to 58.99'	47'	7'	2'
59 to 61.99'	48'	8'	3'
62 to 64.99'	49'	9'	4'
65 to 67.99'	50'	10'	5'
68 to 70.99'	51'	11'	6'
71 to 73.99'	52'	12'	7'
74 to 76.99'	53'	13'	8'
77 to 79.99'	54'	14'	9'
80 to 82.99'	55'	15'	10'
83 to 85.99'	56'	16'	11'
86 to 88.99'	57'	17'	12'
89 to 91.99'	58'	18'	13'
92 to 94.99'	59'	19'	14'
95 to 97.99'	60'	20'	15'
98 to 100.99'	61'	21'	16'
101 to 103.99'	62'	22'	17'
104 to 106.99'	63'	23'	18'
107 to 109.99'	64'	24'	19'

110 to 112.99'	65'	25'	20'
113 to 115.99'	67'	25'	21'
116 to 118.99'	69'	25'	22'
119 to 121.99'	71'	25'	23'
122 to 124.99'	73'	25'	24'

§ 25-2-1068 - CONSTRUCTION OF PARKING LOTS AND DRIVEWAYS BY CIVIC USES PROHIBITED.

- (A) Except as provided by Subsection (B), a parking lot or driveway may not be constructed to serve a civic use described in Section 25-2-6 (*Civic Uses Described*) if:
- (1) construction of the parking lot or driveway requires the removal of a single-family residential use; or
 - (2) the civic use provides secondary access from the civic use through a lot.
- (B) Subsection (A) does not apply if at least 50 percent of the property adjoining the lot on which the parking lot or driveway is located is in a townhouse and condominium residence (SF-6) or more restrictive zoning district. Property that adjoins the rear of the lot, property owned by the owner of the civic use, and right-of-way are not considered in making a determination under this subsection.

Attachment 3

ADA References

https://www.fairhousingfirst.org/faq/det_sfhousing.html

1. Covered MF with 4 or more units are covered.
2. If separate household in each bedroom with shared bath and kitchen, it is covered.

<https://www.fairhousingfirst.org/faq/carriagehouses.html>

<https://adata.org/factsheet/parking>

Exceptions

- Small parking lots of four or fewer spaces must have accessible spaces, but those spaces do not need a sign and anyone, with or without a disability, can park in the accessible space. This is intended so very small entities do not have to reserve 25% to 100% of their available parking for individuals with disabilities.

- Residential facilities where parking spaces are assigned to specific dwelling units are also not required to post signs at accessible spaces.

https://www.ada.gov/doj_hud_statement.pdf

Guidance and examples on MF covered units.

<https://outlook.office365.com/owa/?path=/attachmentlightbox>

Susan Moffat recommendations.