

Multi-family Development Standards

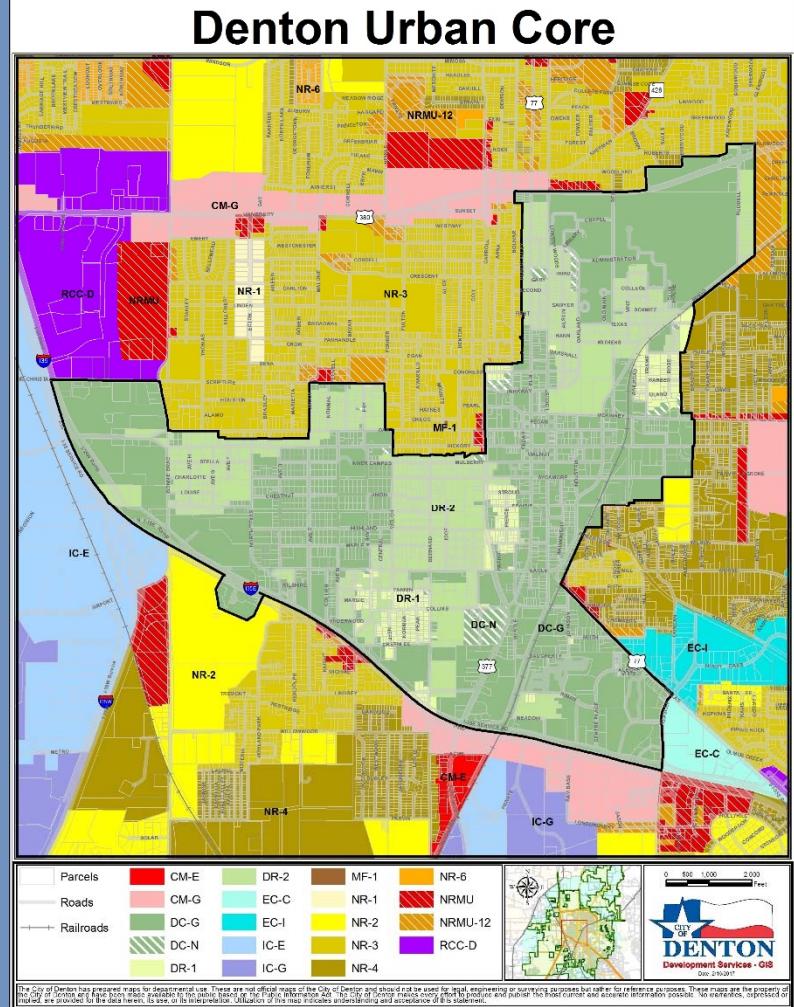
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Request

- ▶ Receive a report, hold a discussion, and give staff direction regarding multi-family development standards.



Multi-family Dwelling Units

- ▶ The DDC defines *Multi-family* as: a structure that contains three (3) or more dwellings and any ancillary uses.
- ▶ Multi-family is a permitted use in the following Zoning Districts or with an SUP and/or limitations:
 - ▶ RC with a Specific Use Permit (SUP)
 - ▶ NRMU-12 with a limitation L(4)
 - ▶ NRMU with a SUP and limitation L(4)
 - ▶ DR-2 with a limitation L(5)
 - ▶ DC-N with a limitation L(5)
 - ▶ DC-G with a limitation L(5)
 - ▶ CM-G with a limitation L(4) and L(6)
 - ▶ CM-E with a limitation L(4) and L(6)
 - ▶ RCR-1 with a limitation L(4)
 - ▶ RCR-2 with a limitation L(4)
 - ▶ RCC-N with a limitation L(4) and L(6)
 - ▶ RCC-D with a limitation L(4) and L(6)



Maximum Height and Lot Coverage

- ▶ Maximum building height and maximum lot coverage for all developments is governed by the zoning district in which the building is located in
- ▶ Unless they are within a Special Purpose Overlay District, multi-family developments are required to comply with the maximum building height and maximum lot coverage requirements of Section 35.5 of the DDC



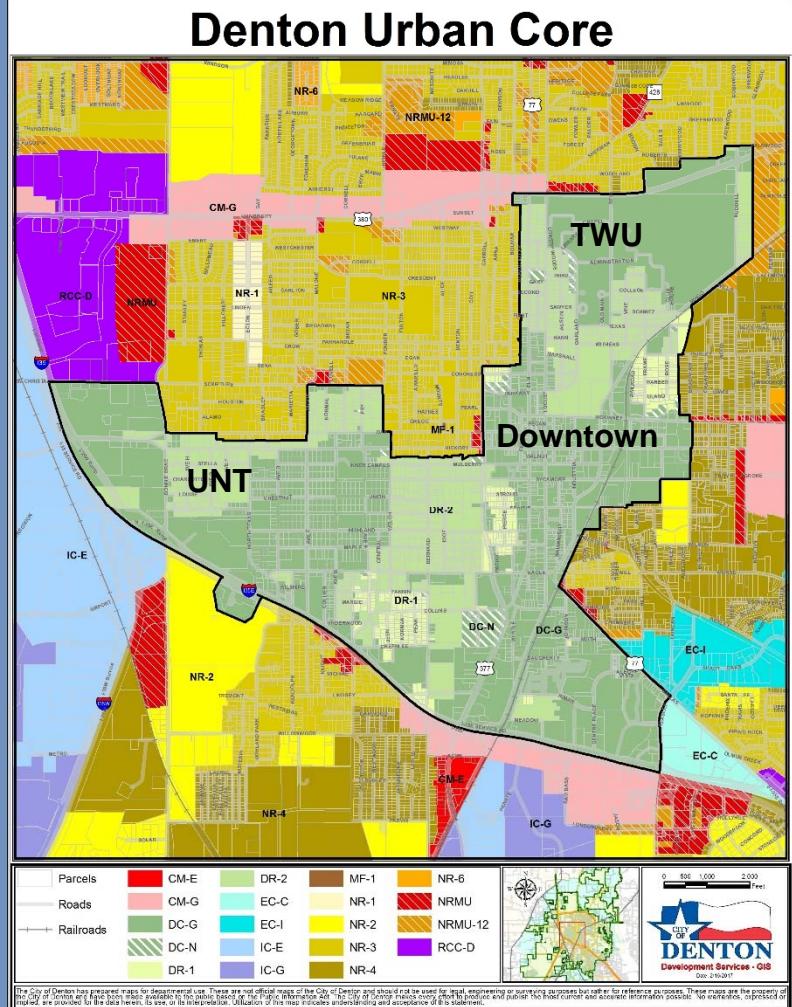
Parking Requirements

Dwelling Unit	Parking Ratio
Efficiency/studio under 600 square feet	1.25 space/unit
1-bedroom units or efficiency/studio over 600 square feet	1.50 space/unit
2-bedroom units	1.75 space/unit
3-bedroom units	2.00 space/unit
4-bedroom units and more	1.00 space/bedroom
Retirement or senior living facilities	1.00 space/unit



Recommendation

- ▶ Primary concern is the adjacency of multi-family developments to:
 - ▶ Established residential neighborhoods
 - ▶ Historic Districts
 - ▶ Overlay Districts
- ▶ DR-2, DC-N, and DC-G
- ▶ Denton's Urban Core
- ▶ Specific Use Permit
- ▶ Appropriateness of the use and its functions
- ▶ Creation of alternative requirements through an SUP
 - ▶ Maximum building height
 - ▶ Parking ratio
 - ▶ Site design standards



Questions

