

SUP Requirement

Ron Menguita – Development Services

April 4, 2017

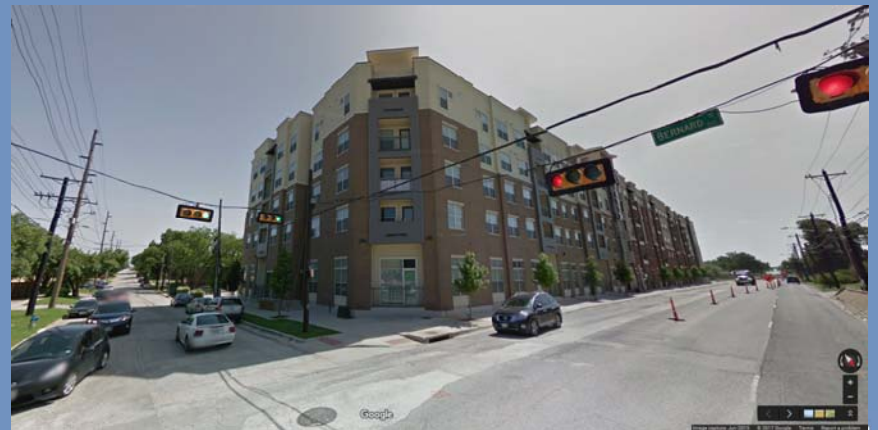


Request

- ▶ Consider adoption of an ordinance regarding amending Subchapter 35.5 of the DDC by adding an SUP requirement for multi-family dwelling units in the DR-2, DC-N and DC-G zoning district and use classifications and adding a limitation L(44).

Multi-family Dwelling Units

- ▶ The DDC defines *Multi-family* as: a structure that contains three (3) or more dwellings and any ancillary uses.



Zoning Districts and Limitations

- ▶ Multi-family is a permitted use in the following Zoning Districts or with an SUP and/or limitations:

- ▶ RC = SUP
- ▶ NRMU-12 = L(4)
- ▶ NRMU = SUP and L(4)
- ▶ DR-2 = L(5)
- ▶ DC-N = L(5)
- ▶ DC-G = L(5)
- ▶ CM-G = L(4) and L(6)
- ▶ CM-E = L(4) and L(6)
- ▶ RCR-1 = L(4)
- ▶ RCR-2 = L(4)
- ▶ RCC-N = L(4) and L(6)
- ▶ RCC-D = L(4) and L(6)

L(4) = Multi-family is permitted only:

1. With a Specific Use Permit; or
2. As part of a Mixed-Use Development; or
3. As part of a Master Plan Development, Existing; or
4. If the development received zoning approval allowing multi-family use within one year prior to the effective date of Ordinance No. 2005-224; or
5. If allowed by a City Council approved neighborhood (small area) plan.

L(5) = Within this district the density of apartments will be calculated as one bedroom equating to 0.5 units.

L(6) = Permitted only on 2nd story and above, when an office, retail, or other permitted commercial use is on the ground floor along any avenue, collector, or arterial street, otherwise office or retail uses are not required.



General Regulations

- ▶ Setbacks, Maximum Building Height and Maximum Lot Coverage
- ▶ Section 35.5 of the DDC
- ▶ Special Purpose Overlay District

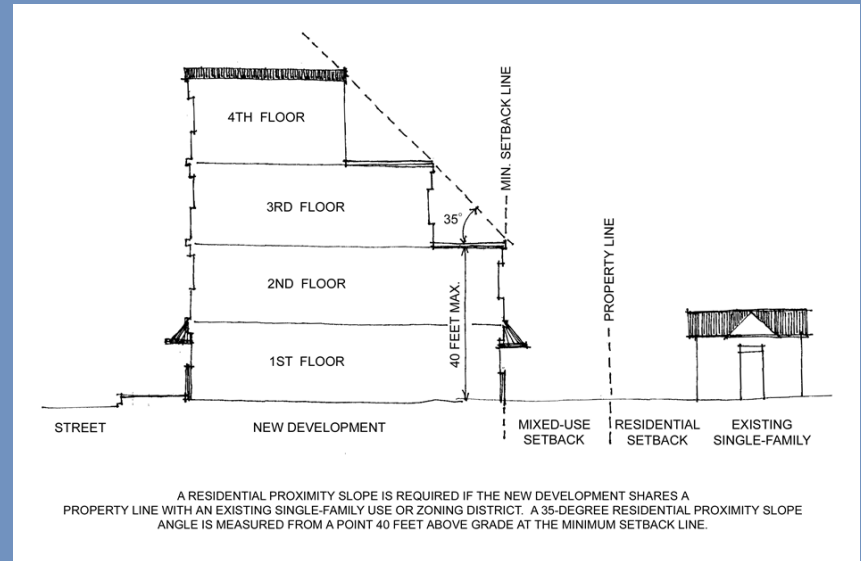
35.5.3.3 General Regulations.

General regulations of the Downtown University Core District are as follows:

General Regulations	DR-1	DR-2	DC-N	DC-G
Minimum lot area (square feet)	4,000	4,000	2,500	None
Minimum lot width	50 feet	40 feet	20 feet	None
Minimum lot depth	80 feet	80 feet	50 feet	None
Minimum front yard setback	10 feet	10 feet	None	None
Minimum side yard	6 feet	6 feet	None	None
Minimum side yard adjacent to a street	10 feet	10 feet	None	None
Minimum rear yard	10 feet	10 feet	None	None
Minimum yard abutting a single family use or district	10 feet plus 1 foot for each foot of building height over 30 feet	10 feet plus 1 foot for each foot of building height over 30 feet	15 feet plus 1 foot for each foot of building height over 30 feet	20 feet plus 1 foot for each foot of building height over 30 feet
Minimum residential unit size	700 SF	500 SF	500 SF	500 SF
Maximum FAR	0.50	0.75	1.5	3.0
Maximum density, dwelling units per acre	8	30	72	150
Maximum lot coverage	60%	75%	80%	85%
Minimum landscaped area	40%	25%	20%	15%
Maximum building height	40 feet	45 feet	100 feet/ L(33)	100 feet/ L(33)
Maximum WECS height	55 feet	55 feet	110 feet/ L(33)	110 feet/ L(33)

Design Standards

- ▶ Site Design Standards
 - ▶ Section 35.13 of the DDC
 - ▶ Orientation
 - ▶ Proximity Slope
 - ▶ Building Materials
 - ▶ Open Space
 - ▶ Architectural Requirements
 - ▶ Special Purpose Overlay District



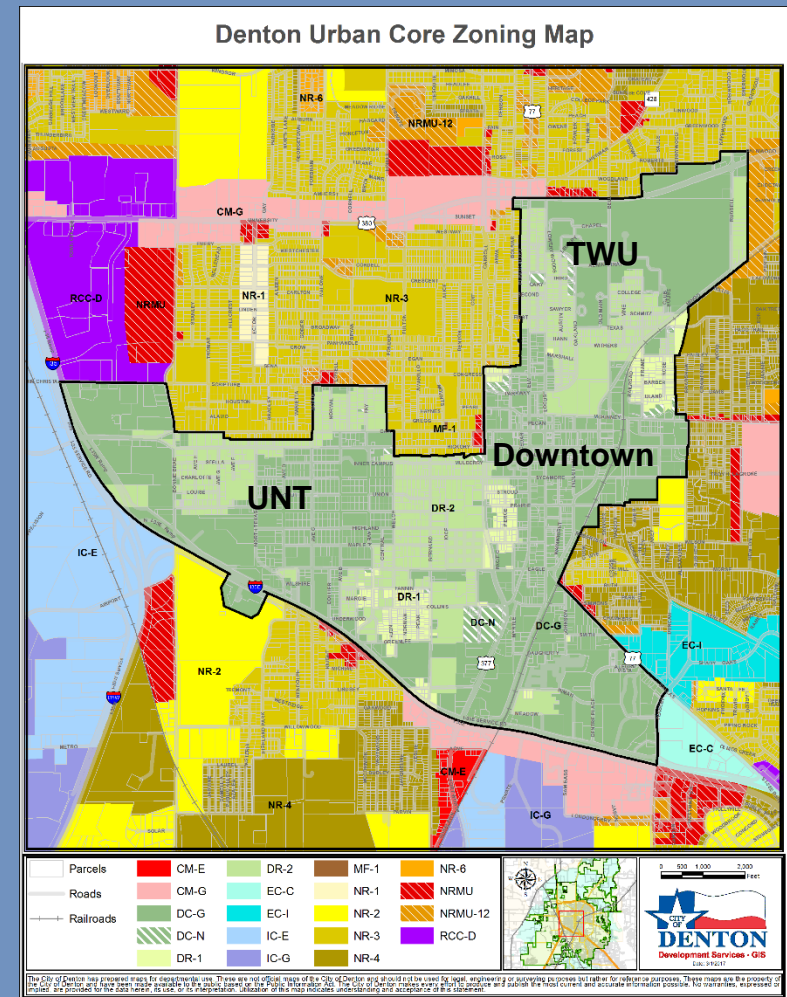
Parking Requirements

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

Specific Use Permits

- ▶ Section 35.13.6
- ▶ Procedures
- ▶ Approval Criteria
- ▶ Submittal – Plan Requirements
- ▶ Conditions
- ▶ Any alteration or expansion of the SUP must follow the same approval process in which the original SUP was approved

- ▶ Appropriateness of the Use
 - ▶ Massing and Scale
 - ▶ Compatibility
- ▶ Alternative Requirements through an SUP
 - ▶ Parking Ratio
 - ▶ Maximum Building Height
 - ▶ Site Design Standards



Code Amendment

- ▶ Amending Subchapter 35.5 of the DDC by adding an SUP requirement for multi-family dwelling units in the DR-2, DC-N and DC-G zoning district and use classifications and adding a limitation L(44).
- ▶ L(44) = Permitted subject to the approval of a Specific Use Permit using the criteria in Subchapter 35.6 of the Denton Development Code, which may include a discretionary analysis of height, density and compatibility.



Recommendation

- ▶ Planning and Zoning Commission recommends denial 5-1.
- ▶ Staff recommends approval of the request
 - ▶ Land Use Analysis Tool
 - ▶ Height, Density and Compatibility
 - ▶ Consistent with the goals and objectives of the Denton Plan 2030



Questions

