

Exhibit 2
Staff Presentation

Shiloh Village and Co-housing

Ron Menguita
Long Range Planning Administrator

May 9, 2017



Shiloh Village

- Shiloh Village
- 2.5 acre site
- Single Lot
- NRMU zoning district



Co-housing

- ▶ Co-housing is a small intentional community
- ▶ The homes tend to be smaller in size
- ▶ Co-housing is designed for increased interaction with neighbors
- ▶ Common gathering areas such as a shared common house, community gardens, etc.



Options

1. Approve the project as part of an Overlay District
2. Amend the DDC to allow for Planned Development (PD) Districts and approve the project as part of a PD
3. Add a commercial land use in Subchapter 35.5 that would allow sleeping units as a component of the use
4. Amend the DDC to reduce the minimum floor area requirement for multi-family dwellings to 300 square feet



Overlay Districts

- Protect and enhance certain specific lands and structures which, by virtue of their type or location, have characteristics which are distinct from lands and structures outside such special districts
- The creation or amendments to an Overlay District shall be made using the Zoning Amendment Procedure
- Overlay Districts
 - Statement of Purpose
 - District Boundary
 - Regulations and Design Standards



Questions

