



City Plan Commission

AFTER PRESENTATION - Request from Staff to continue 20-PC-06 and 20-PC-07 to the November 2, 2020 Plan Commission Meeting

PUBLIC HEARING

Due to the format of holding a public hearing virtually via Zoom the City is using the following procedures.

Staff is requesting that the Public Hearing be held open and all public comments held to the next scheduled meeting date of November 2, 2020

- The powerpoint and recording of the staff presentation will be made available on the City website by end of day Thursday October 8, 2020 for viewing.
- Members of the public will have multiple options to speak at the November 2, 2020 continuation of the Public Hearing.
 - Mail written comments to City Hall – three minutes of which will be read into the record
 - E-mail comments into jendusad@webstergroves.org – three minutes of which will be read into the record
 - Submit Comments or Sign Up to Speak on line prior to the meeting (this option will be available by October 2). You may also email a request to speak at jendusad@webstergroves.org
 - Use the "hand up" option in Zoom to request to speak at the meeting.
- A reminder that each speaker will have three minutes.
- The order of speakers will begin with those who register ahead of time, followed by written comments read into the record and then "hand up" attending the Zoom meeting.



City Plan Commission

20-PC-06 Zoning Code Text Amendments- Two Family Residential

Proposed amendments include clarifications to the use and dimensional regulations regarding single family attached dwellings and two family dwellings in the "A4" Seventy Five Hundred Square Foot Residence District in Sections 53.070 and 53.100 and amended definitions related to these uses in Section 53.020.

Mara M. Perry, AICP, Director of Planning & Development



City Plan Commission

20-PC-06 Zoning Code Text Amendments- Two Family Residential

Residential Zoning Code

Other communities around the country are looking at equitable housing, affordable housing and inclusive zoning. Many of these are in large transit intense cities and not inner ring suburbs (Minneapolis, Portland, Seattle).

Need to look at the following when making wide-spread zoning changes:

Capacity of the infrastructure: local streets – traffic and parking
Capacity of utilities and city services



City Plan Commission

20-PC-06 Zoning Code Text Amendments- Two Family Residential

Residential Zoning Code

Section 53.020. Definitions.

"**Dwelling**" shall mean any building or portion thereof which is designed for or used exclusively for residential purposes.

"**Dwelling, Single-Family**" shall mean a detached building designed for or occupied exclusively by one family.

"**Dwelling, Single-Family Attached**" shall mean two (2) or more single-family dwellings sharing common wall areas, each on its own individual lot.

"**Dwelling, Two-Family**" shall mean a detached or semi-detached building designed for or occupied exclusively by two families living independently of each other.

"**Dwelling, Multiple**" shall mean a building or portion thereof used or designed as a residence for three (3) or more families living independently of each other, and doing their own cooking in said building, including apartments and apartment hotels.



City Plan Commission

20-PC-o6 Zoning Code Text Amendments- Two Family Residential

Residential Zoning Code

"A4" Seventy-Five
Hundred Square
Foot Residence
District

Already allows for
two-family but is
limited by location.



City Plan Commission

20-PC-o6 Zoning Code Text Amendments- Two Family Residential

Residential Zoning Code

CURRENT REGULATIONS (suggested to strike through the percentage of existing requirements):

~~Two family dwellings which comply with the minimum lot area per family, yard and parking regulations of the "A4" Seventy-Five Hundred Square Foot Residence District where forty percent (40%) or more of the frontage on the same side of the street between two (2) intersecting streets is occupied by either two-family or multiple dwellings.~~

Section 53.073. "A4" Dimensional Regulations.

- c. **Side Yard Setback.** The minimum side yard setback shall be established in the following manner:
 1. There shall be a side yard on each side of the building having a width of not less than six (6) feet for residential structures and ten (10) feet for nonresidential structures; or
 2. Residential structures existing as of September 20, 1956 which are closer to the side property line than six (6) feet may be enlarged, provided any addition is no closer to the side property line than ten (10%) percent of the lot width at the front yard setback.
 3. For the purpose of the side yard regulations, two-family dwelling, or a multiple dwelling, shall be considered as one (1) building occupying one (1) lot. ~~An attached single-family or two-family dwelling constructed on a single lot (i.e. condominium not fee simple) with a party wall connecting the units must meet the minimum lot area requirements, but the side yard requirement at the common wall between units shall not apply.~~
 4. ~~Attached single-single family dwellings may be also be constructed on two (2) individual lots (fee simple) with a party wall connecting the units and, in such cases, each individual lot shall meet the minimum lot width and lot area requirements, but the side yard requirement at the common wall between the units shall not apply.~~



City Plan Commission

20-PC-06 Zoning Code Text Amendments- Two Family Residential

Residential Zoning Code

- g. **Lot Coverage.**
 - 1. A maximum Floor Area Ratio (FAR) for a single-family detached residence shall not exceed:
 - A. For lots 7,500 square feet or less in area, 0.35 or 2,600 square feet, whichever is greater;
 - B. For lots greater than 7,500 square feet but less than 10,000 square feet, 0.32 or 2,800 square feet, whichever is greater;
 - C. For lots 10,000 square feet or greater but less than 20,000 square feet, 0.30 or 3,200 square feet, whichever is greater;
 - D. For lots 20,000 square feet or greater in area, 0.25 or 6,000 square feet, whichever is greater;
 - 2. A maximum Floor Area Ratio (FAR) for a single-family or two-family attached residence shall not exceed:
 - A. For lots greater than 3,750 square feet but less than 5,000 square feet in area, 0.32 per unit,
 - B. For lots greater than 5,000 square feet, 0.30 per unit.
 - 2. Total ground area covered by all buildings, including accessory buildings, shall not exceed forty percent (40%) of the lot size.



City Plan Commission

20-PC-06 Zoning Code Text Amendments- Two Family Residential

Staff is requesting you keep the hearing open for continued discussion on this topic. Public input will be taken at that meeting.



City Plan Commission

20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

Proposed amendments include changes to Sections 53.043, 53.053, 53.063, and 53.073 to clarify lot coverage and height regulations in the "A1" through "A4" Residence Districts; and amended definitions related to the dimensional regulations in Section 53.020.

Mara M. Perry, AICP, Director of Planning & Development



City Plan Commission

20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

History of Zoning Amendments

2006 Amendments were made to the Zoning Code related to three concerns:

- a. Garage dominated street-facing facades
- b. Homes looming over neighboring houses
- c. Detached garages looming over neighboring homes

2017 Code Amendments made including:

- a. Floor Area Ratio
- b. Height and ½ story definition
- c. Zoning Code definitions



City Plan Commission

20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

New House Approvals

Last three years (since the last code amendment) have been highest levels in more than ten years

2020 – first nine months (with COVID) 17 new homes approved
7 more are in review or going to ARB

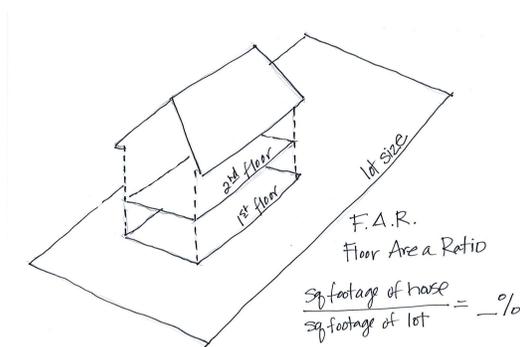
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
ARB Reviews	354	289	303	266	223	211	230	273	254	251	196	176	187	218	205
ARB Historic Hearings	28	34	54	36	38	43	39	65	45	47	40	26	27	37	53
New Homes Approved	25	20	16	10	7	3	7	6	7	22	21	15	26	25	27



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20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

F.A.R. (Floor Area Ratio)



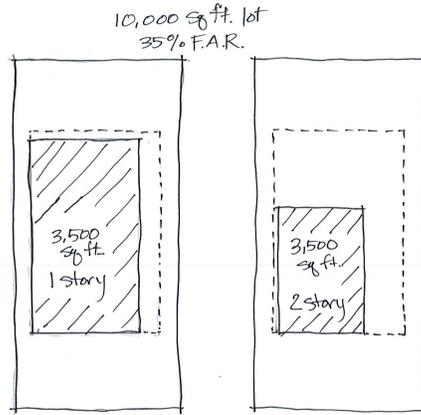
Attached garages account for 1/2 of their square footage.



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20-PC-07 Zoning Code Text Amendments-
Residential Dimensional Requirements

F.A.R. (Floor Area Ratio)



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Residential Dimensional Requirements

F.A.R. (Floor Area Ratio)

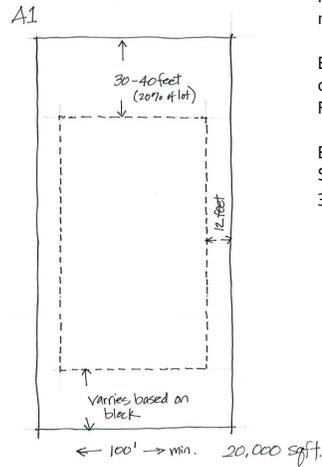
- Data gathered on 73 homes submitted in 2017-2019
 - 37 homes had an F.A.R. of less than 25%
 - 12 homes had an F.A.R. between 25-30%
 - 24 homes had an F.A.R. between 30-40%
 - 15 homes used the base allowable square footage of 2,600 (12) or 2,800 (3) Sq. Ft. (32-40%)
 - 31 Homes were less than 2,600 Sq. Ft.
 - 21 homes were between 2,600 and 3,000 Sq. Ft.
 - 21 homes ranged from 3,000 to 4,750 Sq. Ft.
 - 24 Homes were built on lots less than 9,000 Sq. Ft.
 - F.A.R. ranged from 19.9 – 39.1%
 - Square footage ranged from 1,421-3,000 Sq. Ft.
 - Only 6 new homes of 73 were less than 2,000 Sq. Ft.



City Plan Commission

20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

Residential Zoning Setbacks



Lot Coverage

If it can meet all height and area regulations without a variance:

Buildable lots up to 7,499 Sq. Ft. can have a house up to 2,800 Sq. Ft.

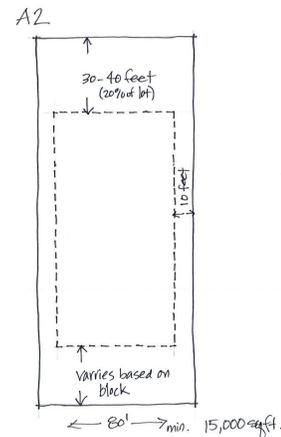
Buildable lots with at least 7,500 Sq. Ft. can have a house up to 3,000 Sq. Ft.



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20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

Residential Zoning Setbacks



Lot Coverage

If it can meet all height and area regulations without a variance:

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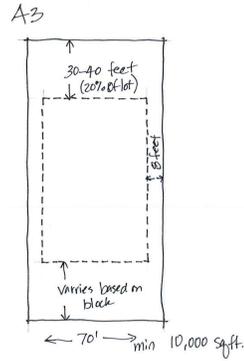
Buildable lots with at least 7,500 Sq. Ft. can have a house up to 3,000 Sq. Ft.



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20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

Residential Zoning Setbacks



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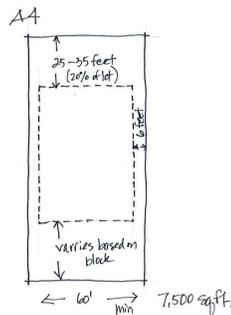
Buildable lots with at least 7,500 Sq. Ft. can have a house up to 3,000 Sq. Ft.



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20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

Residential Zoning Setbacks



Lot Coverage

If it can meet all height and area regulations without a variance:

Buildable lots up to 7,499 Sq. Ft. can have a house up to 2,800 Sq. Ft.

Buildable lots with at least 7,500 Sq. Ft. can have a house up to 3,000 Sq. Ft.



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20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

Height



City Plan Commission

20-PC-07 Zoning Code Text Amendments- Residential Dimensional Requirements

Staff is going to recommend discussing the following items to review for possible amendments:

- Lower the guaranteed Square Footing for smaller lots
- Lower the F.A.R. for all homes
- Look at the calculations for finished floor requirements on sloped lots
- Review the ½ story calculation



City Plan Commission

**20-PC-07 Zoning Code Text Amendments-
Residential Dimensional Requirements**

Staff is requesting you keep the hearing open for continued discussion on this topic. Public input will be taken at that meeting.