

COMMISSION ACTION FORM

**SUBJECT: HEARING ON TEXT AMENDMENTS TO AMES MUNICIPAL CODE
CHAPTER 29 (ZONING ORDINANCE) TO ALLOW TWO-FAMILY
(DUPLEX) DWELLINGS IN RESIDENTIAL DISTRICTS**

BACKGROUND:

The City Council has identified implementing the Ames Plan 2040 initiatives related to infill development options for housing as a priority. Additionally, the Council values adding diversity in housing opportunities. Allowing two-family dwellings within all residential zoning districts supports these priorities of the Council.

At the Planning & Zoning Commission meeting of October 4, 2023, staff reviewed the proposed standards for two-family dwellings within low density residential neighborhoods and discussed the extensive public outreach effort that took place August through early October 2023 for ADUs and two-family dwellings (duplexes). Subsequently, the complete results of the outreach effort were presented to the City Council on October 10, 2023.

Public input was divided with no one opinion about the use or standards having an overwhelming majority. Attachment "A" is a summary of the original public outreach efforts. Complete background information about two-family dwellings (duplexes), including all public input from October 10th, can be found on the City's website at www.cityofames.org/addhousing.

On October 10, 2023, after reviewing the public outreach responses, City Council directed Staff to proceed with zoning text amendments to allow two-family dwellings (also known as duplexes) within low density residential zoning districts city-wide based upon the draft standards used for public outreach. Staff has refined the standards consistent with this direction a complete draft of the proposed changes to Chapter 29, Zoning Ordinance are included as Attachment "B".

Notably, City Council also provided direction on how to consider two-family dwellings within the "Near Campus Neighborhood" areas. These are neighborhoods surrounding Iowa State that were designated by resolution of the City Council. Rental occupancy in these areas is determined by the number of bedrooms listed in the records of the Assessor's Office or the Inspection Division on January 1, 2018. Council directed that the minimum lot size in Near Campus Neighborhoods for two-family dwellings be increased from 7,000 sq. ft. to 10,000 sq. ft. Existing Near Campus two-family dwellings on lots less than 10,000 sq. ft. will become "pre-existing" status, but no new two-family dwellings can be built on lots less than 10,000 sq. ft. Occupancy for rental purposes will be limited to the 2018, bedroom count. Accordingly, total allowable bedroom count for rental occupancy purposes in "Near Campus Neighborhoods" will not be increased with the construction of a new two-family dwelling.

Summary of Changes to Chapter 29- Zoning Ordinance

Three primary sections of Chapter 29 included proposed changes to facilitate two-family home construction and design compatibility. Amendments apply to Section 29.406 for a second driveway allowance, new design standards as part of Section 29.410, and amendments to the permitting process for Zoning Permits in Section 29.1502.

Standards unique to two-family dwellings are proposed in Section 29.410(2). This section includes standards applicable to new construction of all two-family dwellings. There are also additional standards for infill sites located within established neighborhoods. Existing two-family dwellings will be considered “pre-existing” as defined within the Zoning Ordinance and will not be subject to the new standards for remodeling and additions. Pre-existing units may continue indefinitely; however, should a pre-existing two-family dwelling be demolished, the new two-family dwelling would be subject to all current standards.

Where Permitted. Currently, two-family dwellings are limited to the RM, FS-RM and RH zoning districts. The change will allow two-family dwellings in residential zoning districts where previously only pre-existing two-family dwellings were allowed, which include, RL, UCRM, & FS-RL. F-VR Village Residential zoning is not being amended at this time, as this zone only applies in Somerset which has unique design requirements and covenants limiting certain building types. **Please note that although the zoning may allow for two-family homes, private subdivision covenants may still restrict this building type just as was discussed during the ADU text amendment process.**

Single-family homes will not be allowed to convert to a two-family use. Two-family dwellings will only be allowed only as new construction. New construction can be on a vacant lot in an established neighborhood or built as new development.

Parking & Driveways. The current requirement for two parking spaces per dwelling will continue; however, a garage space will be required for one of the spaces. Currently in the city there are no covered parking requirements, but this was added in consideration that most single-family neighborhoods do include at least one covered garage parking space.

The standards do not preclude the use of a two-car garage for each dwelling; however, other standards such as maximum driveway width and driveway separation requirements, as well as compatibility standards for established neighborhoods will influence the design and may limit the orientation of the garage to a street or potentially its overall size. Existing requirements allow a garage door width no greater than 20 feet per dwelling unit (Section 29.408(7)(a)(iii)(d)). Constructing a two-family dwelling with 40 feet of continuous garage doors facing the street will not meet existing neighborhood compatibility standards and will have to be broken up or placed in the rear.

Current driveway regulations for single-family and two-family properties limit a property to one curb cut & driveway unless there is 150 feet of frontage. Essentially, a site must be a corner lot to have a second driveway. Additionally, there is a 75' separation distance

required (Section 29.406(10)(b)(ii)). As staff evaluated the design goals for two-family dwellings and in response to one developer comment, staff concluded having only one 20' wide driveway on a two-family property would limit design layout options and functionality. In some cases, a single driveway access point may be able to allow for a driveway to flare out and provide access to multiple garages. If the one driveway limit is maintained, it would not allow for split garage designs on opposite sides of the building. It would result in only one garage space per unit unless the garage is in a rear yard. Allowing the second curb cut would take a street parking space away but give the builder more choices in building design. Allowing two-family dwellings to have more than one driveway cut was not discussed during public outreach, but this change is proposed in the draft ordinance by staff.

Staff met with the city's traffic engineer to better understand SUDAS regulations and to understand required driveway design standards and spacing. No change to the actual design requirements are proposed for driveway approach design, all driveways would still require at least a 3-foot taper at the curb and typically 5 feet of curb would be needed between tapers, resulting in 11 feet of separation. Functionally, a property would likely have to have at least 65 feet of lot frontage to accommodate two driveways and potentially meet the other design requirements. Staff supports amending Section 29.406(10)(b)(ii) to allow two driveways for two-family dwellings with the intent that neighborhood compatibility would still apply and not necessarily permit split driveway designs in all neighborhoods.

Design and Orientation. The proposed standards require two-family dwellings to be designed to have the appearance of two identifiable separate units in terms of materials and architectural treatments, when both front doors face the street on the primary façade. This standard will apply to all new two-family dwellings. Alternatively, the building can locate one entrance on the primary façade with the second unit's entrance to the side or rear. Two-family dwellings located on a corner lot may locate a front door on each street facing façade as well.

Dwelling units may be located side-by-side, in tandem (second unit behind front unit), or stacked.

Entrances. The primary entrance for at least one of the units shall be on the primary façade or on a recessed façade that is setback from the primary façade by not more than 12 feet. The draft regulations used the term "not substantially setback from the front façade." A recess of more than 12 feet is now defined as substantial. Within the Zoning Ordinance, several overlay zones require a minimum (4-foot or 8-foot) recessed façade along with the primary façade. Having a recessed façade can add variation and interest in the building form when it is appropriately dimensioned.

Windows and Transparency. All primary façades shall include a minimum solid to void ratio of 15%. This prevents blank walls that create a blocked-off street frontage. This standard is already utilized in the Single-Family Conservation Overlay (O-SFC). Current definitions describe how the standard is applied.

Block Face Evaluation and Neighborhood Compatibility. Ames Plan 2040 policies emphasize infill compatibility and the protection of neighborhood character in established neighborhoods. Compatibility of new construction will be achieved by incorporating a prevalent architectural style and/or prevalent features currently existing on the block face within established neighborhoods into the design. An evaluation of the block face will determine if a uniform architectural style is present among the single-family homes and/or if prevalent styles exist in the treatment of roof design, primary entries, windows, and garage placement. The block face includes all properties facing one side of a street in a block. Neighborhood “style” varies among neighborhoods depending upon the year of construction.

New neighborhoods are proposed to be exempt from the strict application of the design compatibility due to lack of established character.

The most notable feature that will be determined by the block face evaluation will be the determination of where driveways and garages can be placed in relation to the front (street facing) façade of the building. There are three garage/driveway patterns that may emerge within established neighborhoods:

- A flush or nearly flush front-loaded garage accompanied by a driveway not having a width greater than 20 feet (most predominant pattern).
 - Garages that protrude from the front façade are not allowed, unless it can be documented that this pattern is existing and prevalent on the street block.
 - A street-facing garage door(s) shall not exceed 50 percent of the total front façade width.
- An attached or detached garage located at the rear of the house or in the rear yard accompanied by a driveway usually along one side of the house.
 - Locate the garage at the rear of the two-family dwelling or as a detached garage in the rear yard.
 - Alternatively, the garage may be located a minimum of 18’ from the front façade of the two-family dwelling. All garages, attached or detached, shall be set back a minimum distance of 18 feet behind the primary facade of the principal building on the lot.
- An attached or detached garage located at the rear of the house or in the rear yard accessed from an alley.
 - Garages shall be located either at the rear of the two-family dwelling or as a detached garage in the rear yard.
 - Any new driveway shall be constructed with access only from the alley. The driveway leading from an alley to the entrance of a garage shall be either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.

In all areas, side loading and rear placed garages are allowed, if other required standards are met. Additionally, detached garages shall comply with the accessory building regulations described in Sec. 29.408(7), for allowable setbacks, maximum size, and maximum building height.

Other features that might emerge from the evaluation and impact the design are roof design, entrance features, and window styles and proportions.

- Incorporate prevalent roof forms from the block face evaluation that represent compatible features, such as hipped roofs, gables, and dormers.
- Entrances. Incorporate prevalent entrance features from the block face evaluation that represent compatible features, such as porches, stoops, sidelights.
- Windows and Transparency. Incorporate window style and proportions from the block face evaluation, if a predominate style is evident. This is key element in that generally single-family home windows are important design feature of a single-family home and exceed minimum dimensions of the building code. When a structure utilizes only minimum dimension requirements of the building code, it will often not be consistent with surrounding home designs.

Block faces with an eclectic mix of single-family home styles will have few, if any, features to replicate and there will be more flexibility for the builder to propose a design that is generally compatible with the block.

A zoning permit will be required for two-family dwellings before a building permit can be issued. This will allow review for compliance with the two-family standards of the zoning ordinance. The application for a two-family home zoning permit will require an applicant to assess the block face and identify what features are proposed to address these criteria.

ALTERNATIVES:

1. Recommend that the City Council approve the draft text amendments to Chapter 29, included as Attachment 'B,' allowing two-family dwellings in all residential districts described herein.
2. Recommend that the City Council approve the draft text amendments with modified standards.
3. Recommend that the City Council not proceed with the text amendments allowing two-family dwellings in all residential districts.
4. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

PLANNING AND HOUSING DEPARTMENT RECOMMENDATION:

During the 1980s and 1990s several low density and medium density zoning districts allowed for two-family dwellings to be constructed. The city has over 1000 two-family dwelling units within the city currently. Due to sensitivity of design issues and over concentration of rental properties, the new zoning ordinance adopted in 2000 eliminated options for new two-family dwelling construction in almost all zoning districts. These existing two-family dwellings were identified as a “pre-existing” use that allowed for them to be maintained and altered. Consequently, very few two-family dwellings have been constructed since 2000.

In support of the City Council’s goal of valuing diverse housing options, this zoning text amendment will introduce an expansion of this type of housing option. Policies of Ames Plan 2040, require infill development to give consideration to design context. Support for infill is based upon the concept of contextual design for compatibility, the goal is not strictly to increase density as efficiently as possible, but instead to allow for integrated design into a neighborhood. The city has examples of both compatible and integrated two-family dwelling designs and those that are not designed in a context-sensitive manner.

Design standards have been added to help ensure compatibility of the new construction with the existing homes in an established neighborhood. Two-family dwellings can only be established through new construction and are not allowed to be established by conversion of an existing single-family home. The conversion limitation is intended to preserve existing affordable single-family housing stock and to not incent its conversion to two-family dwellings that would not meet the standards of the new design requirements.

Although the design requirements will add cost and require builders to consider site specific situations, staff believes that the standards include an appropriate balance of considerations. The attached standards are in draft form. Final language is subject to review by the City Attorney’s office, as they prepare a final ordinance for City Council approval.

Therefore, it is the recommendation of the Department of Planning and Housing that the Planning & Zoning Commission approve Alternative #1.

ATTACHMENT 'A'
PUBLIC OUTREACH SUMMARY

Webpage. A webpage was set up in July that included details on the proposed regulations and open house opportunities (www.CityofAmes.org/AddHousing). It also included an opportunity to provide feedback via a survey and also included a Frequently Asked Questions page. An email and phone number were provided for those with additional questions or comments.

Brochure. A brochure was created summarizing the proposed regulations and including graphic examples. A link to the brochure was included on the webpage site and hard copies were made available at the open houses and in the corridor outside of the Planning and Housing Department.

CitySide Newsletter article. A Utility Bill CitySide article and information on the webpage was included in August & September utility mailings.

Neighborhood Association. City staff emailed the City Neighborhood Association contacts alerting them to the public outreach efforts.

Press Releases. Two press releases ran in the Ames Tribune on August 14th and September 15th as well as numerous social media blasts during August and September.

Open House Opportunities. Over the last few months, staff has held five open house opportunities at various locations around the city. These included:

- Monday, Aug. 21 5:30-7:30 pm
Library – Brown Auditorium, 515 Douglas Avenue
- Thursday, Sept. 14 5:30-7:30 pm
Hira Park – Shelter, 3622 Woodland Street
- Monday, Sept. 18 5:30-7:30 pm
Ames Municipal Airport – Lobby and Multi-purpose Room, 2520 Airport Drive
- Monday, Sept. 25 5:30-7:30 pm
Inis Grove – Walnut Shelter, 2500 Duff Avenue
- Saturday, Sept. 30 5:30-7:30 pm
ECO Fair – City Hall Parking Lot

Copies of the brochure and frequently asked questions were made available at the open houses. A comment box was provided for giving comment and a computer was made available for filling out the Online Survey. Email information was gathered so that staff could continue to be in touch with the participants.

Those attending the open houses primarily left comments regarding Accessory Dwelling Units, rather than Two-Family Dwellings (Duplexes).

Speaking Engagements. Kelly Diekmann spoke on KOHI radio about the opportunities for comment on the initiative on two occasions, one in August and one in September.

SURVEY RESULTS (42 Respondents, thru October 5th)

Please provide any comments on the new two-family dwelling (duplex) regulations:

- Too many parking spaces required, too much pavement required.
- I'm in favor of anything that encourages more infill development and more walkable neighborhoods.
- Anything we can do to make housing more affordable and accessible is a win. Shelter is a human right!
- The city should keep the current limited options in place for duplexes/ twin homes. Twin homes should only be allowed as transitional structures between apartments and single-family homes, or the like.
- Good idea. However, I would also like the city to also do more to utilize all of the apartments we have and work with companies and landlords to make rent more affordable for those of us who are permanent Ames' residents who cannot afford to buy a home due to costs in Ames but want to live here and want to live in a rental.
- It is most undesirable to begin to add duplexes in single family neighborhoods!! We are strongly against this plan! Are you trying to ruin the living conditions that Ames is known for? People purchased in these single-family neighborhoods to protect their families and home values. You are trying to break covenants that have been established for the protection of the area development that buyers chose and valued.
- Do not want them in our subdivision.
- Do not want any rentals in our subdivision.
- Entirely unfair that an owner-occupant cannot convert an existing part of their home into another yet. Whether that be an ADU or duplex. It unfairly benefits property developers not existing homeowners.
- I really support allowing duplexes in single-family neighborhoods, and I appreciate that Ames is taking steps to try to make housing more affordable for people. The only complaints I have are that I think the parking regulation should be modified such that, if the unit is only a single bedroom, then the unit should be allowed to have only a have only a single parking spot instead of all units requiring two spots.
- Already many rentals and duplexes in this neighborhood near campus
- Increasing population density doesn't improve vitality (unless it is measured by a number of drunk students per sq ft), it decreases value and quality of life for neighboring properties.

- Ridiculous regulation: Window patterns shall be logically designed to the proportions and spacing of single-family homes in area. For example, second floor windows shall generally be aligned with first floor.
- ALL FOR IT
- It sounds like you're sticking your fingers into becoming a city-wide HOA.
- Let's keep duplexes and single-family residences separate. A new duplex on my street would bring my property value down and negatively affect the long-time property owners.
- I think the following are much too stringent: lot coverage of 60%, setback, no conversions, and parking requirements.
- Thank you for working to provide lower cost housing in Ames. It is sorely needed and is a necessary requirement for responsible government. I have no complaints about the proposal.
- I am not in favor of allowing these additional dwellings on residential lots. I feel it will result in unkept and/or abandoned dwellings as time passes. Feel it will lead to friction in neighborhoods due to appearance and congested properties.
- Consider including modern HVAC systems as requirements. There are companies building subpar duplexes and still putting window-type A/C units in the walls!! Please, no! Please include regulations that provide for up-to-date isolation between units, or construction orientation to help. Consider duplexes that would allow more people to age in place without needing to move to a retirement community at an incredible expense. Basements? I think so in Iowa! If not full, at least partial. A newer, Average Joe duplex that is energy efficient in a decent part of town that doesn't rent for an arm and a leg, would be of interest to us as we near semi-retirement. We currently rent a duplex at a \$1.00/sq ft main floor in Kate Mitchell area. Thank you. Dawn Andersen.
- I'm concerned that new developments will prohibit duplexes in their covenants and this won't actually do anything to promote constructing new duplexes.
- There are already 3 duplexes on our block. There is definitely a density issue.
- We have been following this discussion with interest. Our company (Friedrich) owns a lot at 320 Jewel that previously had a duplex dwelling. It has been used as an illustration by Staff as part of the narrative on this topic. The former owner had it taken down with plans of rebuilding. Unfortunately, after demolishing the structure, he discovered the regulations for single-family dwellings in the area would not permit reconstruction of a duplex. In view of the fact, that there was a duplex here previously...there is a duplex next door and other multifamily nearby. In addition, Ames has a shortage of homes and rentals for residents...we see the intensification of existing residential areas as necessary to help meet the demand for housing. We are supportive of allowing new duplexes/townhomes in single family residential zones as proposed by staff.

- I don't understand why these restrictions on duplexes exist (for instance, that an existing house cannot be turned into a duplex). Multi-family housing offers economic, environmental, and social benefits to many communities, so I'm not sure why there are restrictions that may discourage people from pursuing such housing options.
- As our country moves toward recession and worse, it is important to allow duplexes and ADUs in Ames. More families struggle to provide housing for their extended family. Allowing ADUs and Duplexes to be built close to existing homes would help financial stability and would also help emotional stability and provide a stronger sense of community. It would help bring better mental health for those families.
- I am completely against the addition of a 2nd living area added to single family homes. The zoning was set up to protect, preserve and maintain property values and living spaces.
- We need more family places. Not just college housing. Families want to live here too.
- I want single-family living, not duplexes. I think both of these proposals are bad ideas. I find it frustrating that the city keeps trying to pack more people into less space. It makes me want to sell my house and move to a rural location.
- I support the regulations as written.
- Build neighborhoods with sufficient street width to accommodate parking on both sides. Then this concept will work well. At present you want to add more people, so more vehicles and limited parking. It is already an issue don't complicate it more.
- Garage regulations seem excessive.
- No problem with duplex structures
- They seem reasonable to me.
- I'd like to see more options for Ames' residents to buy and build wealth. If new duplexes are added in my neighborhood, I'd want them to be for purchased by the persons living there - NOT rentals. These duplexes need to add to available inventory for purchase, not take away usable land for companies to make more profit from.
- More housing options is a good thing.
- Neighborhoods should stay single dwelling houses
- I am in favor of this new regulation
- I am in favor of allowing duplexes in residential neighborhoods.
- I think this would be a great idea

- As a person who purchased in a home zoned for single family homes, I do not wish for duplexes to be allowable in all neighborhoods. It would enhance crowding in existing neighborhoods.
- No -brainer. Wild that this is still a zoning rule

WRITTEN COMMENTS

RECEIVED AT OPEN HOUSES & ECOFAIR

Allow Conversions:

- “Given shrinking household sizes, why not support conversion to Duplex or ADUs within existing houses?”

SUMMARY OF CORRESPONDENCE RECEIVED

Supports:

- Anastasia Tuckness of 1323 Clark states, “I think adding the capability of ADUs and increasing duplex options is a great idea. I think Ames would benefit from having creative ways to house more people in town. I live just north of old town Ames and have lived in Ames for 25 years, and personally hold a value of sustainability, which I think would be in line with this type of initiative.” [email, Sept. 2023]

Design Standards:

- Justin Dodge of Hunziker Companies does not support Design Standards for Duplexes as written. [His letter to City Council, Sept. 2023 is included on the following page.]



August 14, 2023

To: Ames Mayor and City Council

From: Justin Dodge, Hunziker Companies

Re: Comments on proposed duplex criteria

Dear Honorable Ames Mayor and City Council,

Thank you for discussing the possibility of building duplexes in our community. We think duplexes have been a successful building category in the past and believe there is a great opportunity for building them in the future.

Hunziker Construction has built numerous townhomes/duplexes in the surrounding communities in recent years. They have been a very popular option for residents, tenants and investors. Pictured below is an image of one of these homes.



This duplex is on two lots but would fit on an 89-foot-wide lot with 8-foot side yard setbacks. It is a very efficient design featuring three bedrooms, two and a half bathrooms and a double garage. We take pride in all our homes, and this design is no exception.

Under the proposed criteria for duplexes, we would not be allowed to build this as a duplex in Ames for two reasons:

1. The proposed criteria limits each unit to a single stall garage
2. The garage face in front of the house face, and potentially the window alignment.

We believe this design is compatible with most of our existing neighborhoods. Additionally, we can make minor changes to the exterior façade to incorporate attributes which would match the roofline to the rooflines of existing surrounding homes if needed.

We are asking for minor amendments to the proposed criteria to allow duplexes like the one pictured.

We would also ask for the option of a two-car garage for each unit. This would allow tenants to store vehicles inside instead of forcing vehicles to the driveway or the street. I believe most neighbors would be very supportive of this allowance.

Thank you for your time and continued commitment to making Ames a great place to call home.

Sincerely,



Justin Dodge, Hunziker Companies
105 S 16th St, Ames, IA 50010
justin.dodge@hunziker.com

ATTACHMENT 'B'
DRAFT TWO-FAMILY ZONING TEXT AMENDMENTS

Sec. 29.201. DEFINITIONS.

* * *

(63.1) **Dwelling, Two Family Pre-existing:** A two family dwelling designed and built as, or converted to a two-family dwelling, pursuant to a zoning and building permit as evidenced by approved building/zoning permits on file with the Chief Building Official. However, a home subject to a retroactive conversion permit does not meet the definition of being a two-family dwelling pre-existing.

* * *

(138.1) **Near Campus Neighborhoods** means certain neighborhoods near Iowa State University, as designated by a Resolution adopted by the City Council.

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Sec. 29.406 OFF-STREET PARKING.

* * *

(10) Driveways...

* * *

(b) Additional driveways.

(i) Additional nonresidential driveways shall be limited to the minimum number necessary for use and design characteristics of the site and in conformance with SUDAS standards.

(ii) A second single or two-family driveway may be permitted by the Traffic Engineer if the lot has at least 150 linear feet of street frontage and can meet all other specification and spacing requirements, including 75 feet of separation between drives.

(iii) **New construction of a Two-Family Dwelling may have a second driveway approved by the Planning and Housing Director subject to size and appearance standards of 29.410 and all other specifications and spacing requirements, including conformance with all driveways design specifications including but not limited to widths, flares, sidewalk slope, and separation from other driveways (e.g. five feet) and property lines in accordance with the Driveway Manual.**

* * *

Sec. 29.410. SIZE AND APPEARANCE ~~DETACHED-OF~~ DWELLINGS.

(1) Detached Dwellings.

All non-attached dwelling structures of any kind located outside the RLP Zone, shall meet the following minimum standards:

~~(a)(1)~~ The principal portion or main body of the structure shall have a width and length of not less than 20 feet.

~~(b)(2)~~ The siding of the structure shall consist of wood, simulated wood siding (to include horizontal lapped steel, vinyl, or aluminum siding), brick, stone, stucco or concrete and, furthermore, shall not have an appearance or condition incompatible with conserving the market value and beneficial use and enjoyment of adjacent buildings, as determined by the person responsible for zoning administration. Any person aggrieved by that determination may appeal to the Zoning Board of Adjustment as by law provided.

(2) Two-Family (Duplex) Dwellings.

~~(a) Where Permitted. Pre-existing Two-Family Dwellings are a defined use within zoning district use tables. Remodeling and additions to Pre-existing Two-Family Dwellings are not subject to the requirements of this section. New construction of a Two-family Dwelling is permitted within specified zoning districts subject to compliance with the zoning standards and compatibility criteria of this section. New construction is for a wholly new Two-Family Dwelling and does not allow for the conversion of, or addition to, an existing single-family dwelling to create two units.~~

~~(b) Near Campus Neighborhoods. The minimum lot size for new construction of a two-family dwelling is 10,000 square feet. See also Chapter 13, Rental Code, limitations for occupancy of newly constructed dwellings based upon bedroom room counts established in 2018.~~

(c) Parking.

- ~~(i) A minimum of one garage parking space shall be provided per unit. A total of two parking spaces per unit is required.~~
- ~~(ii) If creating a parking lot of more than four spaces, landscape buffering is required [see Sec. 29.403(2)(h)].~~

(e) Design and Orientation

- ~~(i) The Two-Family Dwelling shall be designed to have the appearance of two identifiable separate units in terms of materials and architectural treatments, when both front doors face the street on the primary facade. Two-family Dwellings on a corner lot may locate a primary entrance facing each street to meet this requirement. Locating one front door on the primary facade and a second entrance to the side or rear will also meet this requirement.~~
- ~~(ii) Dwelling units may be located side-by-side, in tandem (second unit behind front unit), or stacked.~~

(f) Entrances.

- ~~(i) The primary entrance for at least one of the units shall be on the primary facade or on a recessed facade that is not substantially set back, e.g. by no more than 12 feet.~~

~~(g) Windows and Transparency. The principal and recessed facade shall include a minimum solid to void ratio of 15%.~~

(h) Building Materials. Requirements of Section 1(b) above apply.

(i) Neighborhood Compatibility.

Approval of a Two-Family Dwelling requires a determination that the architectural design and layout of the site are designed to be compatible with the surrounding neighborhood's design character for height, orientation, and architectural design elements. Compatible means designed in a similar manner to the representative style of the area or includes features of the representative style and layout to be harmonious with the character of the block face.

In established neighborhoods, compatibility of new construction is achieved by incorporating a prevalent architectural style and/or incorporating prevalent features currently existing on the block face. This begins by first evaluating the block face to determine if a uniform architectural style is present among the single-family homes and/or if prevalent styles exist in the treatment of garage placement, roof design, primary entries, windows, and garage placement. The block face includes all properties facing one side of a street in a block. For short blocks with few examples, relevant homes for evaluation can include properties adjacent to the site that are not on the block face.

Neighborhood "style" varies among neighborhoods depending upon the year of construction. For developing neighborhoods where a style has not been established, any combination of compatible elements may be approved for a new Two-Family Dwelling.

- (i) Garage and Driveway Placement Patterns. Within established neighborhoods, there are three typical garage/driveway patterns that may emerge and applied to a project:
 - a. A flush or nearly flush front-loaded garage accompanied by a driveway not having a width greater than 20 feet (most predominant pattern).
 - a) Garages that protrude from the front façade are not allowed, unless it can be documented that this pattern is existing and prevalent on the street block.
 - b) A street-facing garage door(s) shall not exceed 50 percent of the total front façade width.
 - b. An attached or detached garage located at the rear of the house or in the rear yard accompanied by a driveway usually along one side of the house.
 - a) Locate the garage at the rear of the Two-Family Dwelling or as a detached garage in the rear yard.
 - b) Alternatively, the garage may be located a minimum of 18' from the front façade of the Two-Family Dwelling.
 - c. An attached or detached garage located at the rear of the house or in the rear yard accessed from an alley.
 - a) Garages shall be located either at the rear of the Two-Family Dwelling or as a detached garage in the rear yard.
 - b) Any new driveway shall be constructed with access only from the alley. The driveway leading from an alley to the entrance of a garage shall be either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.

In all areas, side loading and rear placed garages are allowed, as long as other required standards are met. Additionally, detached garages shall comply with the accessory

building regulations described in Sec. 29.408(7), for allowable setbacks, maximum size, and maximum building height.

- (ii) Roof Design. Incorporate prevalent roof forms from the block face evaluation that represent compatible features, such as hipped roofs, gables, and dormers.
- (iii) Entrances. Incorporate prevalent entrance features from the block face evaluation that represent compatible features, such as porches, stoops, sidelights.
- (iv) Windows and Transparency. Incorporate window styles and proportions from the block face evaluation, if a predominate style is evident.

(j) Overlay Zone.

If the property is in an overlay zone, it may be subject to additional design standards. In the event of conflict between overlay regulations and the regulations included herein, the overlay regulations shall control.

* * *

Sec. 29.501. CLASSIFICATIONS OF USES.

* * *

**Table 29.501 (4)-1
RESIDENTIAL USE CATEGORIES**

* * *

Household Living

Subcategories of Uses

Single Family DwellingHouse

Two-Family DwellingHouse, see Section 29.410(2)

* *

Sec. 29.701. "RL" RESIDENTIAL LOW DENSITY.

(1) **Purpose.** This zone is intended to accommodate primarily single-family dwellings, while accommodating certain-existing compatible two-family dwellings and other uses customarily found in low-density residential areas.

* * *

Table 29.701(2)

Residential Low Density (RL) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Household Living			

* * *			
Two-Family Dwelling	Y, if pre-existing <u>Y, New construction is subject to Section 29.410(2)</u>	ZP	ZEO

* * *

Table 29.701(3)

Residential Low Density (RL) Zone Development Standards

DEVELOPMENT STANDARDS	SINGLE FAMILY	TWO FAMILY DWELLING
Minimum Lot Area	6,000 sf	7,000 sf ; <u>10,000 in Near Campus Neighborhoods</u>

* * *

Sec. 29.702. "RM" RESIDENTIAL MEDIUM DENSITY.

* * *

Table 29.703(2)

Residential Medium Density (RM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Household Living			
* * *			
Two-Family Dwelling	Y, <u>subject to Section 29.410(2)</u>	ZP	ZEO

* * *

Table 29.703(3)

Residential Medium Density (RM) Zone Development Standards

DEVELOPMENT STANDARDS

RM ZONE

Minimum Lot Area
 Single Family Dwelling 6,000 sf
 Two Family Dwelling 7,000 sf: 10,000 in Near Campus Neighborhoods
 * * *

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Sec. 29.703. "UCRM" URBAN CORE RESIDENTIAL MEDIUM DENSITY ZONE.

* * *

Table 29.703(2)

Urban Core Residential Medium Density (UCRM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Household Living			
* * *			
Two-Family Dwelling	Y, if pre-existing <u>Y. New construction is subject to Section 29.410(2)</u>	ZP	ZEO

* * *

Table 29.703(3)

Urban Core Residential Medium Density (UCRM) Zone Development Standards

DEVELOPMENT STANDARDS

UCRM ZONE

Minimum Lot Area
 Single Family Dwelling 6,000 sf
 Two Family Dwelling 7,000 sf: 10,000 sf in Near Campus Neighborhoods

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Sec. 29.704. "RH" RESIDENTIAL HIGH DENSITY.

* * *

Table 29.704(2)

Residential High Density (RH) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Household Living			
* * *			
Two-Family Dwelling	Y, <u>subject to Section 29.410(2)</u>	ZP	ZEO

* * *

Table 29.704(3)

Residential High Density (RH) Zone Development Standards

DEVELOPMENT STANDARDS

RH ZONE

Minimum Lot Area

Single Family Dwelling

6,000 sf

Two Family Dwelling

7,000 sf; 10,000 in Near Campus Neighborhoods

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Sec. 29.1202. "F-S" SUBURBAN RESIDENTIAL ZONE.

* * *

Table 29.1202(4)-1
Suburban Residential Floating Zoning
Residential Low Density (FS-RL) Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Household Living			

Two-Family Dwelling	Y, if pre-existing <u>Y, New construction is subject to Section 29.410(2)</u>	ZP	ZEO

* * *

Table 29.1202(4)-2
Suburban Residential Floating Zoning
Residential Medium Density (FS-RM) Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Household Living			

Two-Family Dwelling	Y, <u>subject to Section 29.410(2)</u>	ZP	ZEO

* * *

Sec. 29.1203. "F-PRD" PLANNED RESIDENCE DISTRICT

* * *

**Table 29.1203(4)
Planned Residence District (F-PRD) Floating Zone Uses**

Permitted Principal Uses

Single Family [HouseDwelling](#)

“Two-Family [HouseDwelling](#)”

* * *

Sec. 29.1501. BUILDING/ZONING PERMIT.

(1) Permit Required.

* * *

(e) Zoning Permits for new construction of Two-Family Dwellings require approval by the Planning and Housing Department prior to issuance of a building/zoning permit. New Modification or remodeling of a pre-existing Two-Family Dwelling is subject to only a building/zoning permit review. Approval of a zoning permit requires a determination that the project complies with all zoning standards and the architectural design is compatible with the surroundings as defined within 29.410(b). Applications for a Two-Family Zoning Permit shall provide all required application materials or a Building/Zoning Permit and include information required by the Planning and Housing Director to identify the prevalent style and features included in the design to meet the compatibility requirements.

* * *