

Westside Concept Plan Potential Code Amendments

All edits are preliminary and subject to change.

City to determine what standards apply in the Westside Area or city-wide.

CHAPTER 17.19 – TOWNHOUSE PROJECTS

Legislative History: Ord. 1774 (1999); Ord. 1806 (2001); Ord. 1903 (2006); Ord. 2036 (2017)

SECTIONS:

- 17.19.010 Applicable Zones
- 17.19.020 Standards
- 17.19.030 Townhouse Process

17.19.010 Applicable Zones.

Commentary:

Some clarification would be helpful here – (A) implies that more than the specified number of townhouses is not permitted at all, but it is only meant to identify projects that are permitted outright.

- A. Townhouse Projects are permitted in the following zones:
 - 1. R-2 with no more than 2 townhouses
 - 2. R-3 with 3 or fewer townhouses
 - 3. C-1 with 3 or fewer townhouses
- B. Townhouse Projects with 4 or more townhouses are subject to site plan review in the R-2, R-3 and C-1 Zones.
- C. Townhouse Projects are subject to conditional use review in the C-2 Zone.

17.19.020 Standards. The standards of the applicable zoning district apply except where superseded by the standards of this section.

A. **Site Development Standards.** The following site development standards apply to all townhouse projects.

- 1. Townhouse projects require a minimum lot or parcel size of 5,000 square feet in the R-2 zone. In the R-2.5, R-3, and C-1 zones, townhouse projects require a minimum lot or parcel size of 4,000 square feet.

Commentary:

The proposed amendments decrease the minimum lot size to 4,000 square feet in the R-2.5 and R-3 zones, consistent with the proposed minimum for duplexes in those zones.

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For consistency with the definition of townhouse project in Chapter 17.01, it might be clearer to state the minimum required building site rather than lot or parcel size.

2. Each townhouse building shall contain:
 - a. No more than two (2) attached townhouses in the R-2 and R-2.5 zones;
 - b. No more than four (4) attached townhouses in the R-3 and C-1 zones.
3. Maximum residential density is calculated as follows:
 - a. In the R-2 zone, a minimum of 5,000 square feet per townhouse building.
 - b. In the R-2.5 zone, a minimum of 4,000 square feet per townhouse building.
 - b. In the R-3 and C-1 -Zones, a minimum of 4,500 square feet for the first two (2) townhouses and a minimum 1,500 square feet for each additional townhouse.
4. The minimum lot size permitted per townhouse:
 - a. In the R-2 zone, no townhouse lot may be less than 2,100 square feet.
 - b. In the R-2.5, R-3, C-1, and C-2 zones, there is no minimum townhouse lot size.
5. Minimum lot frontage: The minimum lot frontage standard of the applicable zoning district is not applicable for townhouse lots.
6. Lot Coverage: Subject to HRMC 17.04.120.
7. As a part of an application for a townhouse project, an applicant may request an exception to the standards in HRMC 17.04.020, Access for townhouse projects which have alley access. The City may approve the exception when all of the following standards are met:
 - a. The proposed access plan is approved by the City Fire and Engineering Departments;
 - b. The alley has been dedicated to the City for public access;
 - c. The alley has a minimum hard surface width of 10 feet;
 - d. The applicant provides a Traffic Impact Analysis or Traffic Assessment Letter demonstrating that the alley has adequate capacity for the proposed use; and,
 - e. A hard-surfaced path with a minimum width of 6 feet is provided between the public street and any townhouse unit that obtains vehicular access from the alley.In addition, address signage meeting City standards shall provide directions from the public street to any alley-accessed townhouse. And, any on site fencing adjacent to the path shall not exceed four-feet tall. The path and signage ensure safe access for emergency service providers.

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B. Setbacks. The setback requirements of the applicable zone shall be applied to the townhouse building(s) except that the setback for the common wall on a townhouse is reduced to zero (0).

C. Maximum Building Height. The maximum building height requirements of the applicable zone shall be applied to the townhouse building(s).

D. Parking Regulations. The parking requirements of the applicable zone shall be applied to the townhouse building(s).

E. Additional Standards.

1. If a townhouse building is destroyed in any manner, it shall be replaced with the same or less number of units or the parcels shall be legally combined to create a parcel(s) meeting the minimum lot size of the underlying zone.

2. In addition to obtaining a building permit for a townhouse building, the owner shall obtain approval for a partition or subdivision pursuant to Title 16 – Land Divisions.

17.19.030 Townhouse Process. A townhouse shall be processed as a partition, pursuant to the provisions of Title 16 – Land Divisions.