

**SINGLE-FAMILY TOWNHOMES  
TEXT AMENDMENT  
PETITION NO. 23-53AM**

OWNER/APPLICANT: LAFAYETTE RE MANAGEMENT, LLC

AGENT: JACKSON R. BOONE, ESQ., BOONE LAW FIRM

# REQUEST DESCRIPTION

- The applicant is proposing a Text Amendment to:
  - Section 2.4.3.B.5.b. to establish a minimum lot width of eighteen (18) feet for townhouses, and;
  - Table 2.2.2.B. to add a footnote clarifying for single-family attached dwellings, standards will be applied on a per building structure or development basis, not on an individual lot basis.
- Applicant states that standards in Section 2.4.3.B.5 are not achievable for Single-Family Attached Dwellings due to their inconsistency with the side setback, lot width, lot area, and lot coverage requirements established in Table 2.2.2.B for RMF zoning districts.



# CONSISTENCY WITH THE COMPREHENSIVE PLAN

- ◆ Strategy LU 1.2.3 – Residential
  - ◆ The amendment relates to Moderate and Medium Density Residential Future Land Use categories
  - ◆ Townhomes are permitted in these categories
- ◆ Strategy HG 1.1 – Housing Options
  - ◆ The proposed amendment could facilitate development of townhomes, an alternative housing type

## CONCLUSIONS/FINDINGS OF FACT

- ◆ Analysis has been provided to determine consistency with all elements and strategies of the Comprehensive Plan. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.



# COMPLIANCE WITH THE LAND DEVELOPMENT CODE

- ◆ Pursuant to Ch. 87, Sec.1.6.2, the applicant has provided all the required information to process a text amendment.

## 1.6.3. Decision Criteria

A. The Commission and Council must find that the proposed amendment is consistent with all applicable elements of the Comprehensive Plan and promotes the public health, safety and welfare, in order to adopt the proposed amendment as proposed, or with such modifications as are necessary to assure the foregoing.



# PROPOSED TEXT AMENDMENT



- ◇ 2.4.3.B.5 Residential Uses. *Use Standards.*
- ◇ b. In RSF-4 and RMF-1, -2, and -3 zoning districts, individual lots for single-family attached dwellings must meet a minimum lot width of thirty (30) feet for villas and eighteen (18) feet for townhouses, and a maximum lot coverage of sixty-five (65) percent.

# PROPOSED TEXT AMENDMENT CONTINUED

Table 2.2.2.B. RMF Multifamily Structures Development Standards Table

EXPAND

RMF Multifamily Structures Development Standards Table					
	RMF-1	RMF-2	RMF-3	RMF-4	
<b>Building Height (max)</b>	35'  An additional 10' is allowed for understory parking only		46'  An additional 10' is allowed for understory parking only		
<b>Building Height Exception (max)</b>	46' total  + 10' for understory parking		57' total  + 10' for understory parking	75' total  + 10' for understory parking	
<b>Building Height Exception Standards</b>	Subject to Section 4: Compatibility				
<b>Building Placement (Setbacks) (min)</b>	Front (Street)	20'			
	Side	12' *	15'*		
	Rear	10'			
	Waterfront	20'			
<b>Lot</b>	Width (min)	75' *		100'*	
	Area (minimum per dwelling unit)	7,260 sq. ft. *	4,840 sq. ft. *	3,350 sq. ft. *	2,420 sq. ft. *
	Coverage (max)	35%*		40%*	45%*

\* For single-family attached dwellings the above lot standards will be applied per building structure, not for each individual dwelling, and lot coverage will be applied on a project wide basis, not for each individual lot.



# PLANNING COMMISSION REPORT AND ACTION

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Upon review of the petition and associated documents, Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record to make a recommendation on Land Development Code Amendment Petition No. 23-53AM.