

23-53AM Single-Family Townhomes Staff Report

I. REQUEST DESCRIPTION

The applicant is requesting a Text Amendment to the City’s Land Development Regulations (Ordinance No. 2022-15), which established Single-Family Attached Dwellings as a permitted use in the RMF-1, RMF-2 and RMF-3 zoning districts. Section 2.4.3.B.3 confirms villas and townhouses as examples of Single-Family Attached Dwellings. However, the 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. Nor does the code standard of Section 2.4.3.B.5.b. recognize the difference between villas, typically limited to one-story, and townhouses, typically built as narrower multi-story residences.

The applicant is therefore 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 an amendment to Table 2.2.2.B. to add a footnote clarifying for single-family attached dwellings, setbacks, lot width, lot area and lot coverage will be applied on a per building structure basis or development basis and not on an individual lot basis.

II. PLANNING ANALYSIS

In this section of the report, analysis of the subject text amendment petition evaluates consistency with the Comprehensive Plan.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment, does not change the LDRs’ established consistency with the comprehensive plan, but it is in support of both the Moderate and Medium Density residential housing strategies listed below:

Strategy LU 1.2.3.b-Moderate Density Residential supports single family detached and attached residential, with focus on attached residential; multifamily uses may also be supported.

Strategy LU 1.2.3.c-Medium Density Residential supports a verity of residential types-single family attached and multifamily; supports mixed use residential development.

The proposed amendment would also be in support of the housing strategy listed below, in that it would provide use standards for attached single-family home types, specifically paired villas and townhomes, which are currently not in the Code.

Strategy HG 1.1- Housing Options City will promote a range of housing options to ensure residents and potential residents can select housing that reflects their preferences, economic circumstances, seasonal status, and special hosing needs including age-friendly housing.

CONCLUSIONS/FINDINGS OF FACT (CONSISTENCY WITH THE COMPREHENSIVE PLAN): 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.

CONSISTENCY 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, which has been uploaded as agenda attachments.

- A. An amendment to the LDR may be proposed by the City Council, the Planning Commission, the City Manager, any other department or board of the City, or a member of the public. The application must contain the following, as part of or in addition to the requirements set out in Section 1.2:

1. A narrative describing the need and justification for the change.
2. The consistency of the proposed text amendment with the Comprehensive Plan with reference to specific Visions, Intents, and Strategies.
3. A copy of the original text language, a strike-through and underline of original and proposed text language, and a clean copy of the proposed new text language.

Decision Criteria outlined in Chapter 87 Section 1.6.3 states that Planning 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 modification as are necessary to assure the foregoing.” Planning Commission has provided a recommendation to City Council in favor of the proposed amendment 7-0 on February 20, 2024.

III. PROPOSED TEXT AMENDMENT

2.4.3. Residential Uses

For all residential uses, family shall be defined as one or more persons living together as a single housekeeping unit and occupying a single dwelling unit. There shall be a rebuttable presumption no family exists if there are more than six persons and none are related by law, blood, adoption, marriage, domestic partnership, or are not under judicial order for foster care living together in the same dwelling unit. Such presumption may be rebutted by the Director.

B. Single-Family Attached Dwelling.

1. *Characteristics.* A dwelling unit that is physically attached to one or more units, with each unit on its own lot. Parking, open space, recreation features, and the like may or may not be part of a larger tract under common ownership by the landowners of the individual lots.
2. *Accessory Uses.* Accessory uses commonly found are similar to those in single-family detached or two-family dwellings, including recreational facilities, parking of autos for the occupants, pools, piers and docks, home occupations, and family day care homes (6 or fewer children). Noncommercial plant nurseries, greenhouses, private garages, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits, private swimming pools, private docks and the like are also permitted as accessory uses.
3. *Examples.* Examples include paired villas and townhouses on individual lots.
4. *Exclusions.* Villas and townhouses not on individual lots are considered under Two Family Dwelling/ Paired Villas or Multifamily Dwelling.
5. *Use Standards.*
 - a. In RSF-1, -2, and -3 zoning districts, single-family attached dwellings must meet the required lot size in the applicable zoning district for each unit.
 - 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.
 - c. All accessory uses shall be clearly incidental to permitted single-family use.
 - d. Pools and accessory uses and structures with a roof impervious to weather shall not be located in required front yards.
 - e. Home occupations may have up to two employees or independent contractors, not including remote employees, who reside outside the home in which the business is located. Parking, exterior modifications, conducting of retail

transactions, and mitigation of potential nuisances must be conducted in accordance with F.S. § 559.955. A home occupation shall be subject to all applicable City occupational license and other business taxes.

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
Building Height (max)		35' An additional 10' is allowed for understory parking only		46' An additional 10' is allowed for understory parking only	
Building Height Exception (max)		46' total + 10' for understory parking		57' total + 10' for understory parking	75' total + 10' for understory parking
Building Height Exception Standards		Subject to Section 4: Compatibility			
Building Placement (Setbacks) (min)	Front (Street)	20'			
	Side	12' *		15'*	
	Rear	10'			
	Waterfront	20'			
Lot	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.

IV. CONCLUSION

Upon review of the recommendation by Planning Commission, 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 for the City Council to make a decision on Land Development Regulations Text Amendment No. 22-53AM.