

Text Amendment Narrative

The July 12, 2022, comprehensive re-write of the City's Land Development Regulations (Ordinance No. 2022-15) established *Single-Family Attached Dwelling* as a permitted use in the RMF1, RFM2, and RMF3 zoning districts.

Section 2.4.3.B.3. confirms villas and townhouses as examples of *Single-Family Attached Dwellings*. However, the use standards established for *Single-Family Attached Dwellings* 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.

Therefore, the applicant proposes 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.

The proposed Text Amendment is consistent with all applicable elements of the City's Comprehensive Plan and will correct an internal inconsistency in the Land Development Regulations to allow for development of *Single-Family Attached Dwellings* in the RMF1, RMF2, and RMF3 zoning districts, and therefore approval is hereby requested.