



UDC Amendment Request Application for External Parties
(neighborhoods, external agencies, stakeholders, etc.)

Part 1. Applicant Information

Name: Jorge De La Garza Organization (if applicable): Tier One Neighborhood Coalition
Address: [REDACTED]
Phone: [REDACTED] Email: [REDACTED]
Signature: Jorge De La Garza Date: 1/30/22
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- ☐ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☐ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☐ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☒ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

Add subsection to Attached Dwelling section to address attached structures which are outside of the structures described in other subsections.
Dwellings that do not meet the definition of townhomes or cottage development should be an option where single family dwellings are desired in the form of attached structures.

UDC 2021 Proposed Amendment

Amendment 16-9**Applicant:** Tier One Neighborhood Coalition – Jorge De La Garza**Amendment Title** – ‘Sec. 35-373. – Attached Dwellings.’**Amendment Language:**

(6) Parking.

- A. The amount of parking spaces shall be as provided in subsection 35-526(b).
- B. Parking may be in or under a structure or outside a structure, provided that:
 - 1. The parking is screened from direct street view by one (1) or more street facades, by garage doors, or by a fence and landscaping.
 - 2. Parking between structures is only allowed when it is located to the rear of the principal structure and is served by an alley or private driveway.
 - 3. Parking may not be located in the front yard.

Parking may be located between any structure and the rear lot line of the lot or between any structure and a side lot line, which is not a street side lot line.

- (e) Multiple Attached Structures.** The following regulations apply to multiple attached structures (MASs). For purposes of this subsection (d), an "attached structure" means a single-family attached dwelling which meets the requirements of this section, and "multiple attached structures" means a lot, parcel, or contiguous development site on which one (2) or more attached structures are located.

(1) Density and Minimum Lot Area.

A. In MASs the permitted density shall be as follows:

<u>Zoning District</u>	<u>Lot or Parcel Square Footage Per Unit</u>	<u>Dwelling Units Per Acre</u>
<u>Infill Development Zone "IDZ"</u>	<u>3,000</u>	<u>13</u>
<u>Residential Mixed ("RM-4")</u>	<u>4,000</u>	<u>11</u>
<u>Residential Mixed ("RM-5")</u>	<u>5,000</u>	<u>9</u>
<u>Residential Mixed ("RM-6")</u>	<u>6,000</u>	<u>7</u>

B. The minimum lot area for a MAS shall be six thousand (6,000) square feet.

- C. On a lot to be used for a MAS, an existing attached single-family residential or duplex, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased.

(2) Height Limit and Roof Pitch.

- A. Attached structures shall not exceed thirty-five (35) feet or two and one-half (2½) stories in height
- B. The ridge of pitched roofs with a minimum slope of six (6) to twelve (12) may extend up to forty (40) feet. At no point shall forty (40) feet project more than five (5) feet from the street facade. All parts of the roof above thirty-five (35) feet shall be pitched.

(3) Lot Coverage and Floor Area.

- A. The maximum lot coverage permitted for principal and accessory structures in a MAS shall not exceed forty (40) percent.
- B. The maximum first floor or principal floor area for an individual principal structure in a MAS shall not exceed one thousand (1000) square feet.
- C. The total floor area of each attached structure shall not exceed either 2.5 times the area of the principal floor area, or two thousand five hundred (2500) square feet, whichever is less.

(4) Yards.

- A. Front yards. The front yard shall be a minimum of ten (10) feet subject to the blockface averaging in Table 310 and at no point shall be less than five (5) feet.
- B. Rear yards. The minimum rear yard shall be ten (10) feet.
- C. Side yards. The minimum required side yard shall be five (5) feet.

(5) Required Open Space.

- A. In lieu of the requirements of subsection 35-503(b) of this chapter, a minimum of four hundred (400) square feet per unit of common open space is required. A fee pursuant to subsection 35-503(g) shall not be paid in lieu of this open space.
- B. At least fifty (50) percent of the attached structures shall abut the common open space.
- C. All of the attached structures shall be within sixty (60) feet walking distance of the common open space.
- D. The common open space shall have attached structures abutting at least two (2) sides.
- E. The open space shall in all other respects conform to the parks and open space standards (section 35-503) of this chapter.

(6) Parking.

- A. The amount of parking spaces shall be as provided in subsection 35-526(b).
- B. Parking may be in or under a structure or outside a structure, provided that:
1. The parking is screened from direct street view by one (1) or more street facades, by garage doors, or by a fence and landscaping.
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