

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 79-09

AN ORDINANCE

amending Chapter 29 of the City Code as it relates to the definition of duplex and villa dwelling units; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Chapter 29 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 29-2. Definitions.

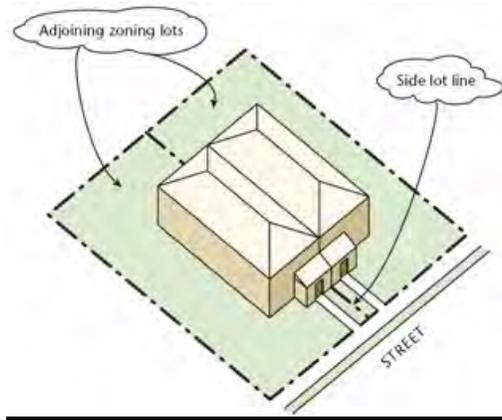
For the purpose of this chapter, the following words and terms as used are defined to mean the following:

...

Dwelling, Multiple-Family. A building containing three (3) or more dwelling units.

Dwelling, One-Family. A building containing one dwelling unit.

Dwelling, One-Family Attached (also known as "twin house," "zero lot line," "single-family attached," "semi-attached," and "semi-detached"). A building containing two (2) attached dwelling units that share a common wall at the lot line and that are on separate lots.



Dwelling, Two-Family (also known as “duplex”). A building containing two (2) dwelling units, situated on a single lot.

Dwelling Unit. A building or portion thereof, designed to house a family.

Dwelling, Villa. A one-family attached dwelling that is subject to the design criteria set forth in section 29-10.

...

Sec. 29-10. District PUD, planned unit development.

...

(b) *Permitted uses.* In district PUD, no building, land or premises shall be used and no building shall be hereafter erected, constructed, reconstructed or altered except for one or more of the uses allowed by the ordinance placing the property in district PUD (for exceptions, see section 29-28, Non-Conforming Uses; and section 29-31, Board of Adjustment) The commission shall recommend and the council, at the time of rezoning, shall designate the use or uses allowed for the applicant's property from the following uses:

...

Bed and breakfast establishment, subject to the following criteria:

...

Dwelling, one-family attached.

Dwelling, villa, subject to the following design criteria:

- (1) Exterior wall materials. Seventy-five percent (75%) of the total net exterior wall area of each building elevation, excluding windows, gables, doors, and

related trim, shall be brick, stone, cultured stone, stucco, architectural concrete panels, textured concrete block, fiber-cement siding, or other similar materials. Exterior walls shall be composed of no more than three (3) materials.

- (2) Roof design. Roofs shall be gable, hip, mansard, or gambrel style. Roofs shall have a minimum pitch of 5:12 (i.e., five (5) feet rise in twelve (12) feet of run). There shall be a minimum of two (2) roof breaks per dwelling unit (i.e., roofs that turn a corner or change elevation). Roof materials shall be high quality, durable materials such as, but not limited to wood shake shingles, clay or concrete tiles, and architectural grade shingles.
- (3) Setback variation. The front setback of each one-family attached structure shall be offset a minimum of four (4) feet from that of adjacent structures.
- (4) Elevation variation. Block frontages shall include at least three (3) distinct building elevation models. Homes of the same model shall not occur on adjacent or opposite lots.
- (5) Porches. All dwelling units shall have either a covered porch or a recessed entry. Covered porches shall be a minimum of fifty (50) square feet and five (5) feet deep. Recessed entries shall be a minimum of twenty (20) square feet and four (4) feet deep.
- (6) Garages. Garages shall not protrude more than five (5) feet past the front façade of the habitable portion of the dwelling.
- (7) Architectural elevation renderings for all models of buildings being proposed shall be submitted at the time of PUD development plan application, which specify the following:
 - a. Types of exterior wall materials to be used, and the amount (as a percentage of total wall area) of total exterior wall area that each material is proposed to cover, including all sides of the structure.
 - b. Roof pitch and material.
- (8) Exceptions. The city council may approve exceptions to the above design criteria when alternative design standards are proposed by the applicant, which would either meet or exceed those criteria listed above.

Private lakes.

...

(d) *Standards and criteria.* The following standards and criteria shall apply to all PUD developments:

...

- (7) *Yards.* There shall be a twenty-five (25) foot setback from all perimeter property lines of the PUD, except the setback from property lines other than street right-of-way shall be ten (10) feet for side yards and twenty (20) feet for rear yards when the PUD or portion thereof consists of one-family, one-family attached or two-family dwellings. The setback is intended to be a landscaped buffer; however, driveways (but not parking) are allowed. The applicant may request or the commission may recommend and the council may approve modifications in the width of or use of the setback when unique conditions warrant such modifications.

...

- (12) *Screening and landscaping.* For PUDs or portions thereof consisting of single one-family detached dwellings on individual lots or ~~two one-family~~ attached dwellings on individual lots (except as specified below), the provisions of section 29-25 shall not apply; however, this requirement shall be met by depicting the proposed landscaping on a "typical lot".

For all other PUDs or portions thereof and for PUDs or portions thereof consisting of ~~two one-family~~ attached dwellings on individual lots which have side or rear property boundaries abutting collector or arterial street right-of-way, compliance with section 29-25 is required. The applicant may request or the commission may recommend and the council may approve modifications in the screening and landscaping requirements, such as openings in screening buffers for pedestrian walkways.

...

(f) *Procedure for Review and Approval of a PUD Development Plan:*

...

- (2) The PUD development plan submittal shall include the following:

a. Name of the PUD.

...

f. The location and maximum height of all buildings. In the case of one-family units or ~~two one-family~~ attached units on individual lots, this

requirement can be met by use of building "envelopes" which show the portion of the lot within which structures may be located.

...

Sec. 29-25. Screening and landscaping requirements.

...

(c) *Lands to which this section applies.* The landscaping and screening requirements of this section shall apply to all land public and private located in the City of Columbia, Missouri, except the following:

- (1) Land within zoning districts A-1; R-1; R-2 (except for those R-2 zoned developments having lots which contain attached residences and which have side or rear property boundaries abutting collector or arterial street right-of-way); RMH; M-C; M-U; F-1; and PUD or portions thereof consisting of ~~single~~ one-family detached dwellings on individual lots and ~~two~~ one-family attached dwellings on individual lots (except for ~~two~~ one-family attached developments having lots which have side or rear property boundaries abutting collector or arterial street right of way). Notwithstanding this exception, parking areas and loading/unloading areas in any zoning district shall be subject to the provisions contained in this section. Buildings or additions to buildings in district C-2 shall be exempt from the provisions of this section; however, any parking areas associated with buildings or additions to buildings in district C-2 shall not be exempt from the provisions of this section.

...

Sec. 29-30. Off-street parking and loading regulations.

- (a) *General Requirements.*

...

- (7) No motor vehicle shall be parked in the yard area of a one-family, one-family attached or two-family dwelling, multiple-family apartment, court apartment, group dwelling, sorority or fraternity house, dormitory, cooperative house, or rooming, boarding, or lodging house, other than in a parking area or driveway as defined by and under the provisions of this chapter, provided that such parking shall be allowed on property with a valid temporary permit issued by the director of public works under subsection (a)(8).

...

(8) The director of public works may issue temporary permits to the owner or authorized agent of the owner to allow parking of motor vehicles in a yard area as prohibited in subsection (a)(7), subject to the following terms and conditions:

a. Such permit shall be issued for a period deemed appropriate by the director of public works, not to exceed forty-eight (48) hours.

b. No such permit may be issued for parking in the yard area of a one-family, one-family attached or two-family dwelling.

...

(b) *Parking Requirements.* Off-street parking spaces shall be provided for all uses in accordance with the minimum requirement set forth in Table 29-30(b)(1).

Table 29-30(b)(1)

	Required Parking
<i>Residential</i>	
Single One and Two-Family Dwelling Units	2 spaces/dwelling unit for single one -family attached and unattached dwellings; 2 spaces/unit for two-family units having up to 2 bedrooms; three spaces/unit in two-family units of 3 or more bedrooms
Single One -Family Attached Units	2 spaces/dwelling unit
Multi-Family Dwellings	1.0 spaces/dwelling unit for "efficiency" apartment (i.e., units without a separate bedroom); 1.5 spaces/dwelling unit for 1 bedroom units; 2 spaces/dwelling unit for 2 bedroom units; 2.5 spaces/dwelling for 3 or more bedroom units; In addition to required parking for residents, 1 space/5 dwelling units will be required for visitor parking

...

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2009.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source: Tim Teddy 

FISCAL NOTES:

Agenda Item No. _____

City Fiscal Impact Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs:
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)

TO: City Council
FROM: City Manager and Staff 
DATE: March 27, 2009
RE: Proposed revisions to Chapter 29 of the City Code (Case # 09-18)

EXECUTIVE SUMMARY

Proposed revisions to Chapter 29 of the Columbia City Code (Zoning Regulations), to distinguish "villas" from "duplexes" (Case #09-18)

DISCUSSION

Staff has worked with the Planning and Zoning Commission to develop proposed amendments to Chapter 29 (Zoning Regulations), adding "villas" as a type of attached one-family dwelling, subject to design criteria that is intended to ensure high-quality aesthetics and promote owner occupancy. The proposed revisions include the addition of definitions for "dwelling, one-family attached" and "dwelling, villa", adding both as permitted uses in the PUD zoning district. While several design criteria are proposed for villa developments within the PUD district, the proposed language would allow Council to grant exceptions to accommodate alternative design features on a case by case basis.

At its meeting on March 19, 2009, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the proposed revisions to Chapter 29. No one from the public spoke on the request.

Attached are proposed revisions to Section 29-2 (Definitions), Section 29-10 (District PUD), Section 29-25 (Screening and Landscaping), and Section 29-30 (Off-street Parking and Loading).

FISCAL IMPACT

The proposed text change will have no fiscal impact upon City operations. Revisions to the text of the zoning ordinance are accounted for within the Planning and Development Department budget.

SUGGESTED COUNCIL ACTIONS

The Planning and Zoning Commission recommends approval of the proposed revisions to the Zoning Regulations.

**Case #09-18; Tracker #1651
Distinguishing Villas from Duplexes
Zoning Regulations Amendment**

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 19, 2009**

SUMMARY

A request by the City of Columbia to amend Chapter 29 of the Columbia City Code (Zoning Regulations), to distinguish “villas” from “duplexes” (Case #09-18; Tracker #1651)

BACKGROUND

The Columbia City Council directed City staff to prepare a report on the difference between “duplexes” and “villas”. The Law Department responded to an initial Council request with a brief report stating that the Council could differentiate duplexes from villas based on design criteria. After several rounds of input, the Planning and Zoning Commission recommended amending the Zoning Regulations by adding a definition and design standards for villas. At its March 2, 2009 meeting, Council directed the Planning and Zoning Commission to proceed with a public hearing to discuss the proposed ordinance amendments.

DISCUSSION

City staff worked with the Commission to develop proposed changes to the PUD (Planned Unit Development) District that would allow villas as a type of attached one-family dwelling, subject to design criteria that is intended to ensure high-quality aesthetics and promote owner occupancy. Attached one-family dwellings are different from duplexes in that each unit is separated by a fire wall, and situated on its own lot.

The proposed revisions include the addition of definitions for “dwelling, one-family attached” and “dwelling, villa”, adding both as permitted uses in the PUD zoning district. While several design criteria are proposed for villa developments within the PUD district, Council could grant exceptions to allow alternative design features on a case by case basis.

Additional changes are proposed to the landscaping and parking sections of the Zoning Regulations to promote consistent terminology throughout.

EXHIBITS

Attached are proposed revisions to the following sections of Chapter 29 of the City Code (Zoning Regulations):

- Section 29-2 (Definitions)
- Section 29-10 (District PUD)
- Section 29-25 (Screening and Landscaping)
- Section 29-30 (Off-street Parking and Loading)

The council report and excerpts from the March 2, 2009 Council meeting are also attached.

METRO 2020 PLAN

The Metro 2020 plan expresses a general goal *"To promote and maintain aesthetic quality in the physical development of the city and to develop a sense of pride in the structural and natural features of the community."*

PUBLIC COMMENTS

Staff published a standard, general newspaper notice announcing the public hearing. To date, staff has not received any public comments on this matter.

STAFF RECOMMENDATION

Approval of the attached draft ordinance revisions

Report prepared by SM

Approved by 

(Note: Proposed additions are **bold and underlined**. Deletions are ~~struck-out~~.)

Sec. 29-2. Definitions.

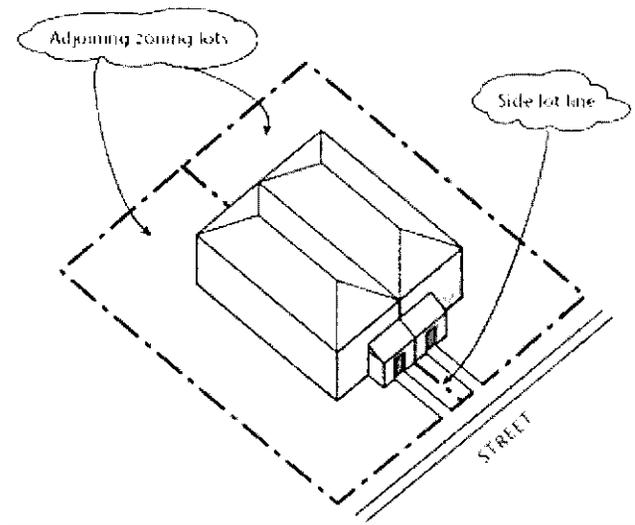
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Dwelling, Two-Family (also known as “duplex”). A building containing two (2) dwelling units, **situated on a single lot.**

Dwelling Unit. A building or portion thereof, designed to house a family.

Dwelling, Villa. A one-family attached dwelling that is subject to the design criteria set forth in Section 29-10.

...

Sec. 29-10. District PUD, planned unit development.

...

(b) *Permitted uses.* In district PUD, no building, land or premises shall be used and no building shall be hereafter erected, constructed, reconstructed or altered except for one or more of the uses allowed by the ordinance placing the property in district PUD (for exceptions, see section 29-28, Non-Conforming Uses; and section 29-31, Board of Adjustment) The commission shall recommend and the council, at the time of rezoning, shall designate the use or uses allowed for the applicant's property from the following uses:

...

Dwelling, One-Family Attached

Dwelling, Villa, subject to the following design criteria:

- (1) **Exterior wall materials. Seventy-five percent (75%) of the total net exterior wall area of each building elevation, excluding windows, gables, doors, and related trim, shall be brick, stone, cultured stone, stucco, architectural concrete panels, textured concrete block, fiber-cement siding, or other similar materials. Exterior walls shall be composed of no more than three (3) materials.**
- (2) **Roof design. Roofs shall be gable, hip, mansard, or gambrel style. Roofs shall have a minimum pitch of 5:12 (i.e., five feet rise in 12 feet of run). There shall be a minimum of two roof breaks per dwelling unit (i.e., roofs that turn a corner or change elevation). Roof materials shall be high quality, durable materials such as, but not limited to wood shake shingles, clay or concrete tiles, and architectural grade shingles.**
- (3) **Setback variation. The front setback of each one-family attached structure shall be offset a minimum of four (4) feet from that of adjacent structures.**
- (4) **Elevation variation. Block frontages shall include at least three distinct building elevation models. Homes of the same model shall not occur on adjacent or opposite lots.**
- (5) **Porches. All dwelling units shall have either a covered porch or a recessed entry. Covered porches shall be a minimum of 50 square feet and five (5) feet deep. Recessed entries shall be a minimum of 20 square feet and four (4) feet deep.**
- (6) **Garages. Garages shall not protrude more than five (5) feet past the front façade of the habitable portion of the dwelling.**
- (7) **Architectural elevation renderings for all models of buildings being proposed shall be submitted at the time of PUD development plan application, which specify the following:**

a. Types of exterior wall materials to be used, and the amount (as a percentage of total wall area) of total exterior wall area that each material is proposed to cover, including all sides of the structure

b. Roof pitch and material

(8) Exceptions. The City Council may approve exceptions to the above design criteria when alternative design standards are proposed by the applicant, which would either meet or exceed those criteria listed above.

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(d) *Standards and criteria.* The following standards and criteria shall apply to all PUD developments:

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(7) *Yards.* There shall be a twenty-five-foot setback from all perimeter property lines of the PUD, except the setback from property lines other than street right of way shall be ten (10) feet for side yards and twenty (20) feet for rear yards when the PUD or portion thereof consists of one-family, one-family attached, or two-family dwellings. The setback is intended to be a landscaped buffer; however, driveways (but not parking) are allowed. The applicant may request or the commission may recommend and the council may approve modifications in the width of or use of the setback when unique conditions warrant such modifications.

...

(12) *Screening and Landscaping.* For PUDs or portions thereof consisting of ~~single~~one-family detached dwellings on individual lots or ~~two~~one-family attached dwellings on individual lots (except as specified below), the provisions of section 29-25 shall not apply; however, this requirement shall be met by depicting the proposed landscaping on a "typical lot".

For all other PUDs or portions thereof and for PUDs or portions thereof consisting of ~~two~~one-family attached dwellings on individual lots which have side or rear property boundaries abutting collector or arterial street right of way, compliance with section 29-25 is required. The applicant may request or the commission may recommend and the council may approve modifications in the screening and landscaping requirements, such as openings in screening buffers for pedestrian walkways.

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(f) *Procedure for Review and Approval of a PUD Development Plan:*

...

- (2) The PUD development plan submittal shall include the following:

...

- f. The location and maximum height of all buildings. In the case of ~~one-~~**family units** or ~~two-~~**one-family attached** units on individual lots, this requirement can be met by use of building "envelopes" which show the portion of the lot within which structures may be located.

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Sec. 29-25. Screening and Landscaping Requirements.

...

- (c) *Lands to which this section applies.* The landscaping and screening requirements of this section shall apply to all land public and private located in the City of Columbia, except the following:

- (1) Land within Zoning Districts A-1; R-1, R-2 (except for those R-2 zoned developments having lots which contain attached residences and which have side or rear property boundaries abutting collector or arterial street right-of-way); RMH; M-C; M-U; F-1 and PUD or portions thereof consisting of ~~single-~~**one-family detached dwellings** on individual lots and ~~two-~~**one-family attached dwellings** on individual lots (except for ~~two-~~**one-family attached** developments having lots which have side or rear property boundaries abutting collector or arterial street right-of-way). Notwithstanding this exception, parking areas and loading/unloading areas in any zoning District shall be subject to the provisions contained in this section. Buildings or additions to buildings in District C-2 shall be exempt from the provisions of this section; however, any parking areas associated with buildings or additions to buildings in District C-2 shall not be exempt from the provisions of this section.

...

Sec. 29-30. Off-Street Parking and Loading Regulations.

- (a) General Requirements:

...

- (7) No motor vehicle shall be parked in the yard area of a one-family, ~~one-~~**family attached**, or two-family dwelling, multiple-family apartment, court apartment, group dwelling, sorority or fraternity house, dormitory,

Amended to May 7, 2007

cooperative house, or rooming, boarding, or lodging house, other than in a parking area or driveway as defined by and under the provisions of this chapter, provided that such parking shall be allowed on property with a valid temporary permit issued by the director of public works under subsection (a)(8).

...

(8) The director of public works may issue temporary permits to the owner or authorized agent of the owner to allow parking of motor vehicles in a yard area as prohibited in subsection (a)(7), subject to the following terms and conditions:

- a. Such permit shall be issued for a period deemed appropriate by the director of public works, not to exceed forty-eight (48) hours.
- b. No such permit may be issued for parking in the yard area of a one-family, **one-family attached**, or two-family dwelling.

...

Table 29-30 (b) (1)

Residential	Required Parking
Single One- and Two-Family Dwelling Units	2 spaces/dwelling unit for single One -family attached and unattached dwellings; 2 spaces/unit for two-family units having up to two bedrooms; three spaces/unit in two-family units of three or more bedrooms
Single One- Family Attached Units	2 spaces/dwelling unit

...

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
March 19, 2008

09-18 Proposed revisions to Chapter 29 of the Columbia City Code (Zoning Regulations), to distinguish "villas" from "duplexes." The revisions would define "villa" as a type of attached one-family dwelling that is subject to design criteria intended to ensure high-quality aesthetics, and promote owner occupancy.

MR. BRODSKY: May we have a staff report, please?

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the attached draft ordinance revisions.

MR. BRODSKY: Thank you, Mr. MacIntyre. Are there any questions of staff? Mr. Rice?

MR. RICE: Yeah. Mr. MacIntyre, is a villa under these new definitions basically sort of a subtype of the one-family attached dwelling?

MR. MacINTYRE: That's correct. The villa basically would be an upscale type of alternative --

MR. RICE: Okay.

MR. MacINTYRE: -- whereas the one-family attached would not incorporate any design.

MR. RICE: Okay. So, the changes to the landscaping-screening sections of the Code and off-street parking which refer to one-family attached would also then include the villas, as well? Because I see that the villas aren't mentioned by name in Section 29-25 and 29-30.

MR. MacINTYRE: That's correct. It should be referencing villas as well as the ones down here.

MR. RICE: Well, see, what my point is, that if a villa is a kind of one-family attached, it doesn't need to be mentioned, and that's why I'm asking if that's --

MR. MacINTYRE: That is correct.

MR. RICE: -- if that's the intention. Okay.

MR. BRODSKY: Ms. Peters?

MS. PETERS: Clarification on -- under discussion, it says, "Promote owner occupancy," but you referenced owner occupied. Is that the requirement is that you have to -- it cannot be rental property?

MR. MacINTYRE: No. It could be rental property. Actually, any property in the City could be rented with the proper permitting, including single-family detached homes. However, the intent would be to discourage that sort of use by making it virtually unaffordable, to put it bluntly. Through increasing the design aesthetic requirements, you're increasing the cost of the development and also adding incentive or the option of making it easier to having a separate unit despite it being attached by having a lot line through the middle of it. It just encourages owner occupancy.

MS. PETERS: Okay. I just wanted clarification on the phraseology. Thank you.

MR. BRODSKY: Ms. Curby?

MS. CURBY: We, as a Commission, have spent many hours looking at this particular recommendation and have reviewed it several times. And so, therefore, because of that, I intend to support it when you're ready to vote on it.

MR. BRODSKY: Are there any other questions of staff?

PUBLIC HEARING OPENED

MR. BRODSKY: Although we have seemed to have lost our audience, so I will close the public hearing.

PUBLIC HEARING CLOSED

MR. BRODSKY: Discussion on the item, Commissioners? Mr. Wheeler?

MR. WHEELER: If I may, I'd like to personally thank Mr. MacIntyre because I think I was personally responsible for about three revisions of this, so thank you very much for sticking in there with me. I would -- intend to support this. In fact, I'll frame a motion if no one minds so we cover everything. I would make a motion that we recommend approval of the draft ordinance revisions because that's what staff's recommendation actually is.

MR. BRODSKY: Ms. Curby?

MS. CURBY: I would like to second that.

MR. BRODSKY: Any discussion on the motion? Roll call when you're ready, Mr. Wheeler.

MR. WHEELER: The motion has been made and seconded to recommend approval of the draft ordinance revisions.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Anthony, Mr. Brodsky, Ms. Curby, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Rice, Mr. Wheeler. Motion carries 8-0.

Source: Tim Teddy

Item No. _____

TO: City Council
FROM: City Manager and Staff
DATE: February 20, 2009
RE: Proposed revisions to Chapter 29 of the City Code (Case # 09-18; Tracker #1651)

FISCAL NOTES:

City Fiscal Impact	
Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs:
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)

EXECUTIVE SUMMARY

Proposed revisions to Chapter 29 of the Columbia City Code (Zoning Regulations), to distinguish "villas" from "duplexes" (Case #09-18)

DISCUSSION

The Columbia City Council has directed City staff to prepare a report on the difference between "duplexes" and "villas". The Law Department responded to an initial Council request with a brief report stating that the Council could differentiate duplexes from villas based on design criteria. The Council, after receiving the report, requested a report from the Commission on how the distinction between duplexes and villas could be made in our ordinances.

Staff has worked with the Commission to develop proposed changes to the PUD District that would allow villas as a type of attached one-family dwelling that is subject to design criteria intended to ensure high-quality aesthetics, and promote owner occupancy. "Attached one-family dwellings" are different from duplexes in that each unit is separated by a fire wall, and situated on its own lot.

The proposed revisions would include the addition of definitions for "dwelling, one-family attached" and dwelling, villa", and adding both as permitted uses in the PUD zoning district. While several design criteria are proposed for villa developments, the language would allow the Council to grant exceptions to allow alternative design features on a case by case basis.

Attached are proposed revisions to Section 29-2 (Definitions), Section 29-10 (District PUD), Section 29-25 (Screening and Landscaping), and Section 29-30 (Off-street Parking and Loading).

FISCAL IMPACT

There is no fiscal impact associated with this request.

SUGGESTED COUNCIL ACTIONS

The Planning and Zoning Commission recommends that the proposed revisions to the Zoning Regulations be scheduled for a public hearing.