

# Attainable Housing Density Bonus for Downtown Zone Districts (23-ZTA-03)

Planning Board Presentation

May 16, 2023

# AGENDA



Public Outreach and Timeline



Need for Attainable Housing



Attainable Housing Recommendations and Best Practices



What was approved at City Commission & Overview of Zoning Text Amendment



CITY OF SARASOTA

# TOWN HALL MEETINGS: ATTAINABLE HOUSING

Thursday, January 19, 2023  
5:30 pm - 7:30 pm

Topic: Initial Education, Discussion, and Input for Attainable Housing in Downtown Zone Districts

Wednesday, March 1, 2023  
5:30 pm - 7:30 pm

Topic: Overview and Feedback for Proposal for Attainable Housing in Downtown Zone Districts

Two town hall meetings are being held to solicit public input for a Zoning Text Amendment to implement a density bonus for attainable housing within certain downtown zone districts.

SARASOTA CITY HALL COMMISSION CHAMBERS

1565 1st Street Room 101, Sarasota, FL 34236

A livestream and recordings of the Town Halls will be available at: [www.SarasotaFL.gov/Services/Meetings-Agendas-Videos](http://www.SarasotaFL.gov/Services/Meetings-Agendas-Videos)



## CITY OF SARASOTA ATTAINABLE HOUSING INITIATIVE

The City of Sarasota recognizes housing affordability as a priority and employs various approaches to serve different populations in our community.

The Sarasota City Commission approved a Comprehensive Plan Amendment (22-PA-04) to increase the opportunity to provide attainable housing along commercial corridors and centers and within the downtown by providing a density incentive to developers when attainable housing is provided on-site.

This initiative is consistent with the Sarasota Transportation Master Plan (Sarasota in Motion) and promotes transit-oriented development that creates more vibrant, livable, and sustainable communities. City staff will carry out a public outreach process to implement the Comprehensive Plan Amendment, through a Zoning Text Amendment that will provide public input opportunities for regulations and details for the density bonus incentive and required attainable housing.

### Current Attainable Housing Initiative:

- Provide an opportunity for a density bonus for development projects in exchange for guaranteed attainable housing provided on-site, for a minimum of 30 years.
- Incentivize attainable housing citywide, in the downtown (phase 1) and along major commercial corridors and centers (phase 2).



### Tools in our Toolbox for Housing Affordability:



- Accessory Dwelling Units (ADUs) allowed citywide (except on barrier islands)
- Cottage Court Housing (Flexible lot configurations)
- Density incentives for attainable housing (RR0D, RMF-6, RMF-7 zone districts)
- Reduce parking requirements for attainable housing citywide
- Expedited permit review for attainable housing projects
- Multimodal Transportation Impact Fees discount/deferral for attainable housing projects
- Inventory of locally owned surplus public lands suitable for attainable housing
- Implement workforce housing overlay district ("Missing Middle" Overlay District) allowing for compatible multi-unit housing types
- Continuous funding for affordable housing as part of the Penny IV surtax renewal

Published 1-5-2023

### Who Does it Help and How?

Data courtesy of: U.S. Bureau of Labor and Statistics, May 2021 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Statistics (Examples, not a comprehensive listing)



**Elementary School Teacher**  
Household Income: \$45,000  
60% AMI

An elementary school teacher with a young child purchases a new, attainable condominium near her place of employment and now has less of a commute time and reduced childcare costs.



**Registered Nurse**  
Household Income: \$72,000  
100 - 120% AMI

A registered nurse that was previously looking to move to a more affordable city can purchase an attainable unit in close proximity to Sarasota Memorial Hospital and walk to work.



**Retiree**  
Household Income: \$30,000  
<60% AMI

A retired resident with a recent impairment secures a new, affordable apartment and no longer must worry about increasing rent prices and long wait lists for previous senior citizen affordable housing projects.



**Paralegal**  
Household Income: \$50,000  
60 - 100% AMI

A paralegal that was commuting from Parrish to downtown Sarasota decides to rent a new, affordable unit in the center of downtown as a result of the density bonus and can now walk to work.

	1 PERSON	2 PEOPLE	3 PEOPLE	4 PEOPLE
HOUSEHOLD INCOME UP TO 80% OF AREA MEDIAN INCOME*	<\$48,350	<\$55,250	<\$62,150	<\$69,050
HOUSEHOLD INCOME UP TO 100% OF AREA MEDIAN INCOME*	<\$60,500	<\$69,100	<\$77,700	<\$90,400
HOUSEHOLD INCOME UP TO 120% OF AREA MEDIAN INCOME*	<\$72,600	<\$82,920	<\$93,240	<\$103,560

\*Area Median Income (AMI) limits are based upon 2022 median income figures provided by the U.S. Department of Housing and Urban Development (HUD) for the North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area (MSA).

### Definitions:

- Attainable Housing:** The City shall define attainable housing units as meeting the following conditions: affordable to households earning from sixty (60.0) percent to one-hundred-twenty (120.0) percent of the Area Median Income (AMI) in the Sarasota-Bradenton MSA. The attainable housing income range shall be updated annually by the City based on U.S. Housing and Urban Development Department (HUD) data and existing mortgage financing conditions. This definition shall be used in conjunction with the City's attainable housing policies. Incentives associated with attainable housing units within the comprehensive plan, such as density bonuses, shall also be applicable for households earning below sixty (60.0) percent of the AMI.
- Area Median Income (AMI):** The midpoint of an area's income distribution, where 50% earn less than the median and 50% earn more than the median. HUD defines "area" as a Metropolitan Statistical Area (MSA), in the City of Sarasota, this is the North Port-Sarasota-Bradenton MSA.
- Cost Burdened:** Households that spend more than 30% of their gross income for rent (including utilities) or mortgage costs (including taxes and insurance).
- Severely Cost Burdened:** Households that spend more than 50% of their gross income for rent (including utilities) or mortgage costs (including taxes and insurance).
  - Note: Cost burdened and extremely cost burdened families may have difficulty affording other basic needs such as health care or adequate food and are more likely to report fair to poor health and chronic health conditions.

# Public Outreach

- 8/25/22: Affordable housing contacts:
  - City of Bradenton
  - Collier County
  - City of Dunedin
  - City of Fort Lauderdale
  - City of Gainesville
  - Hillsborough County
  - Town of Jupiter
  - City of Miami
  - City of Orlando
  - Pinellas County
  - City of St. Petersburg
  - City of Tampa
- 8/25/22: City of Fort Lauderdale phone call discussion on affordable housing incentives.
- 8/30/22: Plan Hillsborough phone call discussion on affordable housing incentives.
- 10/26/22: CCNA rep meeting to discuss public outreach process.
- 11/29/22: CCNA rep meeting to discuss public outreach process.
- 12/8/22: DSCA rep meeting to discuss public outreach process.
- 12/9/22: Inclusionary zoning rep meeting to discuss Phase 2 public outreach process.
- 12/12/22: Realtor's Group presentation on Downtown Zoning Initiative.
- **12/14/22: Housing Affordability Webpage created – 1,190 page views since creation.**<sup>1</sup>
- 12/15/22: DSCA phone call about public outreach process.
- **12/20/22: 4,197 notices mailed to property owners within the Downtown Bayfront, Downtown Core, Downtown Edge, and Downtown Neighborhood Edge zone districts providing information about the two Town Halls.**
- **1/3/23: Town Hall Flyer sent to: The Rosemary, One Palm, BOLD Lofts, The Desota, CitySide Apartments, Lyra Sarasota Apartments, ARCOS, Lofts on Lemon for dissemination to residents.**
- 1/5/23: Facebook Post and Event for Attainable Housing Town Hall #1 created.
- 1/6/23: City of Sarasota [press release](#) for Town Hall #1.
- 1/9/23: DSCA Zoning Subcommittee Zoom Call.
- 1/11/23: Your Observer [news article](#).
- 1/11/23: Town Hall and Educational flyers sent to Sarasota Housing Authority for dissemination.
- 1/12/23: City Manager SNN news update.
- 1/17/23: Town Hall Flyer send to: New College of Florida, USF Sarasota-Manatee campus, and Ringling College.
- **1/19/23: Attainable Housing Town Hall #1 – 113 Archive Views, 250 Live Stream Views.**<sup>2</sup>
- 1/19/23: ABC 7 [news article](#).
- 1/25/23: Rosemary Neighborhood Association Neighborhood Meeting – Attainable Housing background, passed out flyers, spoke about Town Halls.
- 1/26/23: Your Observer [news article](#).
- 2/2/23: Downtown Improvement District Newsletter.
- 2/3/23: Business Observer [news article](#).
- 2/4/23: Presentation to CCNA.
- 2/7/23: Presentation to the Downtown Improvement District.
- 2/9/23: City of Fort Lauderdale re-sale formula discussion.
- 2/13/23: Presentation to Enzyme.
- 2/13/23: Presentation and discussion with the Rosemary Neighborhood Association Board.
- 2/15/23: City of Sarasota [press release](#) for Town Hall #2.
- 2/15/23: Facebook Post and Event for Attainable Housing Town Hall #2 created.
- 2/15/23: Meeting with Sarasota developer, Paxton Kinol, to discuss financial implications for attainable housing bonus.
- 2/15/23: Presentation and discussion with the Downtown Sarasota Condo Association residents.
- 2/22/23: Phone call with Laurel Park Neighborhood Association leadership in preparation of the 2/27/23 neighborhood meeting.
- 2/23/23: Argus Foundation presentation.
- 2/23/23: Gillespie Park Neighborhood Association presentation.
- 2/27/23: Laurel Park Neighborhood Association presentation.
- **3/1/23: Town Hall #2 – 76 Archive Views, 180 Live Stream Views.**<sup>2</sup>
- 3/4/23: Presentation to CCNA.
- 3/7/23: Your Observer [news article](#).
- 3/10/23: Monitoring of owner-occupied units with Community Land Trust of Palm Beach County.
- 3/13/23: City Commission Workshop on Attainable Housing Density Bonus.
- 3/17/23: Phone call with Bright Community Land Trust (Pinellas County).
- 3/28/23: Florida Housing Coalition discussion about Owner-Occupied Units.
- 4/11/23: Meeting with Rosemary board members to discuss ZTA and RROD.
- 4/19/23: Florida Housing Coalition discussion on Community Land Trusts.
- 5/4/23: Meeting with Rosemary board members to discuss ZTA and RROD.
- 5/4/23: Phone call with Bright Community Land Trust (Pinellas County).
- 5/6/23: Presentation to CCNA.
- 5/12/23: Florida Planning and Zoning Association presentation.

<sup>1</sup>Housing Affordability webpage analytics obtained from Siteimprove Content Analytics.

<sup>2</sup>Streaming and Archive views taken from Granicus Reports Analytics Dashboard.

# Timeline



# NEED FOR ATTAINABLE HOUSING

## SARASOTA'S NEED FOR ATTAINABLE HOUSING

- *“In fact, Sarasota — and other Florida Gulf Coast metropolitan areas — have seen rents increase while the rest of the country had been experiencing rent decreases.”*

*(source: Herald-Tribune, April 3, 2023)*

- *Since March 2020, the start of the COVID-19 Pandemic, rents in Sarasota are up by 46.9%.*

*(source: Herald-Tribune article regarding Apartment List data, January 15, 2023)*

- *The average rent for one-bedroom apartments in the City of Sarasota went from \$1,000/mo. in 2018 to \$1,250/mo. in 2020 and is now \$2,150/mo. in 2023 (not including utilities).*

*(source: Zumper, obtained May 11, 2023)*

- *The median home price for a house sold in Sarasota County came in at \$528,013 in March 2023.*

*(source: Realtor Association of Sarasota and Manatee, April 15, 2023)*

# SERVICES INDUSTRY

## Healthcare Support Occupations:

- Occupational Therapy Assistants. \$70,680 116% AMI
- Physical Therapy Assistants. \$62,700 104% AMI
- Massage Therapist. \$46,980 78% AMI

## Protective Service Occupations

- Private Detective. \$54,720 90% AMI
- Firefighter. \$51,460 85% AMI

## Food Preparation and Serving Related Occupations

- Head Chefs and Cooks. \$59,110 98% AMI

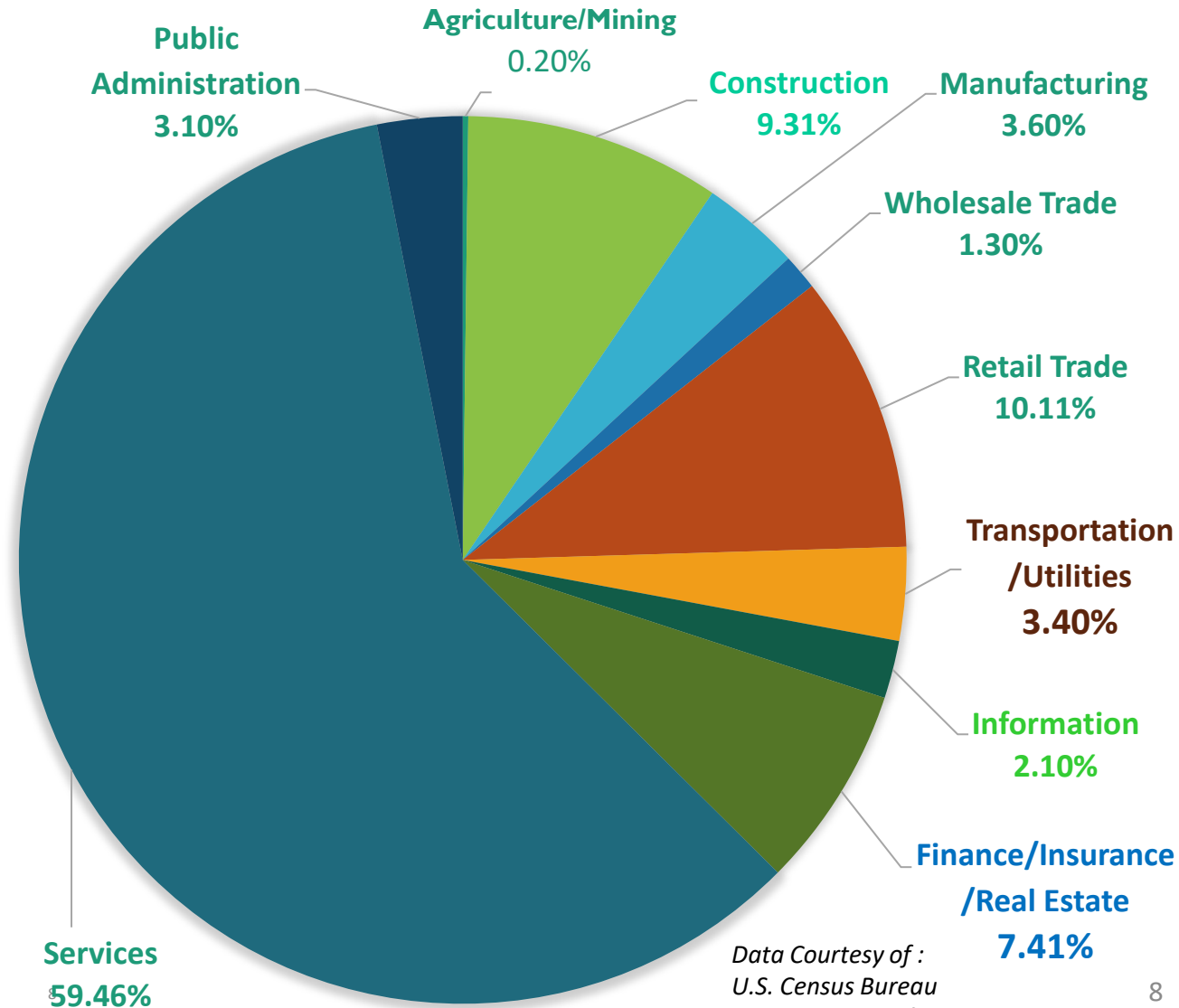
## Building and Grounds Cleaning and Maintenance Occupations

- First-line Supervisors of Housekeeping and Janitorial Workers. \$45,300 75% AMI

## Personal Care and Service Occupations

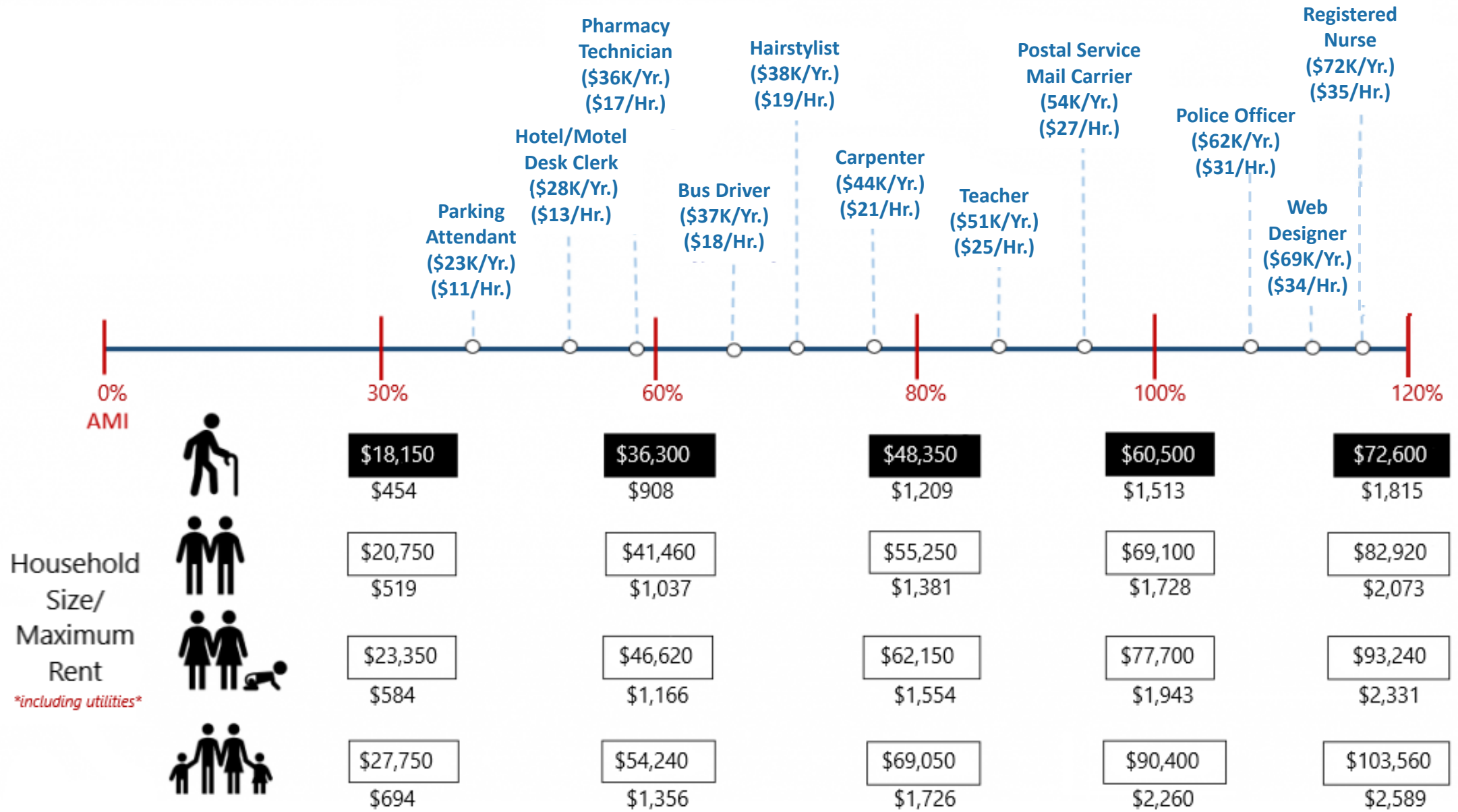
- First-Line Supervisors of Entertainment and Recreation Workers. \$50,810 84% AMI

# 2022 EMPLOYED POPULATION (16+) BY INDUSTRY



Data Courtesy of:  
U.S. Census Bureau  
ESRI Market Profile





Data Courtesy of:  
 U.S. Bureau of Labor and Statistics, May 2021 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Statistics  
 U.S. Department of Housing and Urban Development 2022 Income Limits  
 Florida Housing Finance Corporation

## City of Sarasota

Lowest, median, and highest rent cost per month for a currently available **one-bedroom** apartment not including utilities

Area	Lowest Rent	Median Rent	Highest Rent
City of Sarasota <small>*Not including barrier islands</small>	\$1,225	\$2,140	\$5,500

*Data courtesy of Apartments.com, obtained May 4<sup>th</sup>, 2023*

Income and maximum rent per month for an individual and family of four including utilities

	Income (100% AMI)	Maximum Rent (100% AMI)	Income (120% AMI)	Maximum Rent (120% AMI)
Individual	\$60,500	\$1,513	\$72,600	\$1,815
Family of Four	\$90,400 (\$45,200 x 2)	\$2,260	\$103,560 (\$51,780 x 2)	\$2,589

*Data courtesy of 2022 figures provided by the U.S. Department of Housing and Urban Development (HUD) for the North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area (MSA).*

# Household Make-up

**30.5%** have only **one** person



**47.1%** have **two** persons



**22.4%** have **three or more** persons



**82.41%** Households without Children

**17.59%** Households with Children

## ECONOMIC IMPACTS & ATTAINABLE HOUSING

- A 2015 report from National Low Income Housing Coalition (NLHC), projects that the creation of 100 affordable rental homes would generate almost \$12 million in local income, along with over 160 jobs in the first year.

*Source: The Economic Arguments for Supporting Affordable Housing July 2018*

- In a 2017 Miami Herald CEO roundtable, several south Florida CEOs noted the adverse effects of the lack of affordable housing on their businesses, including the inability to attract talent, increased commuting distances for employees, and weakened local spending by financially constrained families.

*Source: Florida Policy Institute, March 2019*

- Investing in affordable housing yields great returns for the state through job creation, revenue generation, and increased individual and family financial stability.

*Source: Florida Policy Institute, March 2019*

AFFORDABLE HOUSING RESOURCES  
ADMINISTERED BY  
SARASOTA HOUSING AUTHORITY &  
SARASOTA HOUSING FUNDING CORP

- Public Housing: 190 (mostly below 30% of AMI, but can be up to 80% of AMI)
- Project Based Rental Assistance (Section 8): 175 (up to 80% of AMI)
- Tenant Based Rental Assistance (Section 8 vouchers): 2,155 (75% must be at or below 30% of AMI)
- Affordable Apartments: 351 (with income limits of 50%, 60% and 80% of AMI)

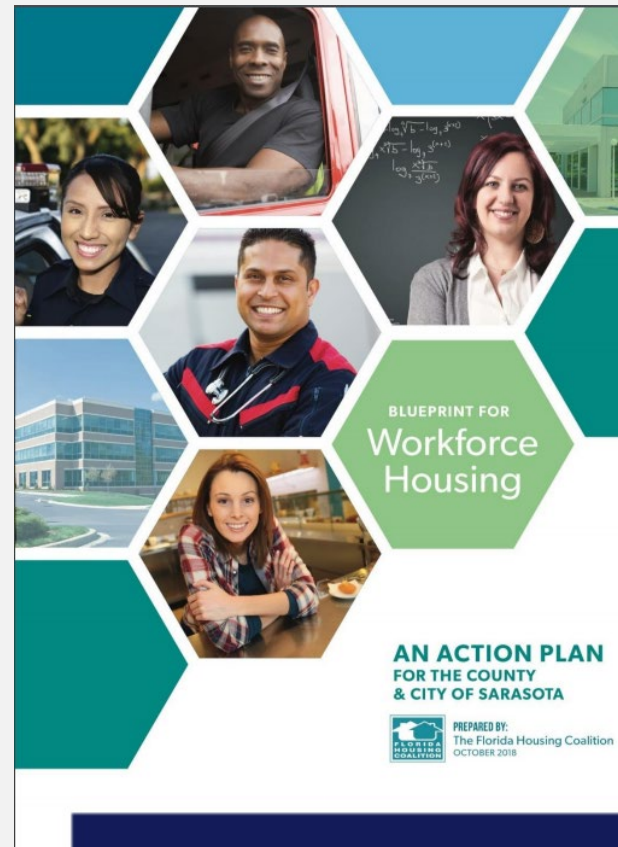


# ATTAINABLE HOUSING RECOMMENDATIONS AND BEST PRACTICES

# OTHER RECOMMENDATIONS

## Affordable Housing Advisory Committee (AHAC)

Local Affordable Housing Incentive Strategy  
Recommendations



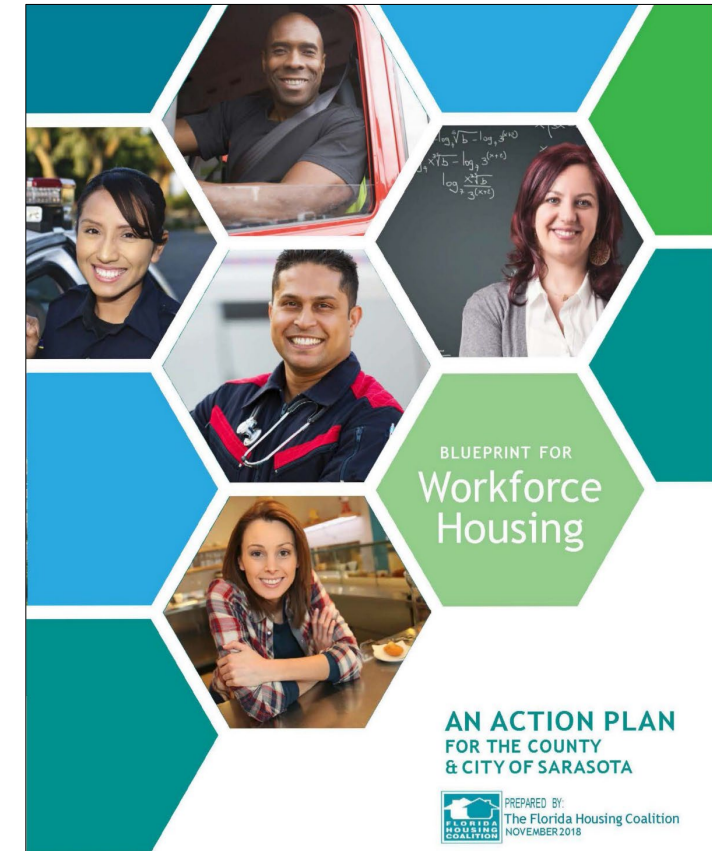
# Attainable Housing Update

## Existing

- Accessory Dwelling Units (ADUs) allowed citywide (excluding barrier islands).
- Cottage Court Housing (Flexible lot configurations).
- Density incentives for attainable housing (RROD, RMF-6, RMF-7) zone districts.
- Reduce parking requirements for attainable housing city wide.
- Expedited permit review for attainable housing projects.
- Multimodal Transportation Impact Fees discount/deferral for attainable housing projects.
- Inventory of locally owned surplus public lands suitable for attainable housing.
- Implement workforce housing overlay district (“Missing Middle” Overlay District).
- Continuous funding for affordable housing as part of the Penny IV surtax renewal

## Proposed

- Support development near transportation hubs, major employment centers and mixed-use developments by **incentivizing attainable housing** citywide along major corridors, commercial centers, and **downtown.**





## LOCAL AFFORDABLE HOUSING ADVISORY COMMITTEE INCENTIVE STRATEGY RECOMMENDATIONS (2022)

*The Committee makes the following recommendations:*

- a. Implement provisions that allow for increased density for affordable housing to be granted administratively or by right, rather than making the developer go through a public hearing process; and,*
- b. The City should consider additional density incentives.*
- c. Conditioning density and other structural bonuses such as height, lot coverage, FAR, and parking on use for long-term affordable housing is a tool that should be utilized by the City to incentivize workforce housing development.*

## BLUEPRINT FOR WORKFORCE HOUSING

*“... the inclusionary housing policy should provide for structural bonuses to incentivize developers to build affordable, workforce units in exchange for less burdensome requirements.”*

*“One of the most critical elements in an inclusionary ordinance is permanent or long-term affordability. When an affordable product is included in an otherwise unaffordable area, appreciation inflates at a substantially greater rate. Once the local governments have adopted and implemented their inclusionary ordinance, it should include mechanisms to keep the property affordable long-term or in perpetuity. **Managing the program will require local government staff time and can also be handled through a local nonprofit, such as a community land trust to manage the resale of the homeownership units or the income eligibility compliance for rental units.**”*

WHAT WAS APPROVED AT CITY  
COMMISSION & OVERVIEW OF THE  
ZONING TEXT AMENDMENT

# WHAT WAS APPROVED? ✓

## Ordinance 22-5439

- Allows up to 4x the maximum **base density** when attainable housing is provided on-site for parcels with a Downtown Bayfront, Downtown Core, and Urban Edge Future Land Use classifications.



Future Land Uses Included in Attainable Housing Density Bonus

■ Downtown Bayfront

▨ Downtown Core

■ Urban Edge

# ATTAINABLE HOUSING DEFINITION

(p. 19)

- Allow attainable housing incentives to households earning below 60% AMI, consistent with the Comprehensive Plan definition.
- Appearance (fixtures and finishes) of attainable housing units shall be functionally equivalent
- Require attainable units to be interspersed throughout the development.
- The bedroom mix of attainable housing units should be comparable to the bedroom mix of the market rate units.

## BASE DENSITY DEFINITION (p. 19)

*The maximum number of dwelling units per acre that is allowed on a parcel or development site prior to awarding of additional density that may be approved as specified within the development standards for the applicable portions of the zone districts within the Urban Neighborhood, Urban Edge, Downtown Core, Downtown Bayfront, and Urban Mixed-Use Future Land Use classifications.*

- **Urban Edge FLU**

**Downtown Neighbor Edge (DTNE) Zone District**

existing 18 DU/acre up to 72 DU/acre

- **Urban Edge FLU**

**Downtown Edge (DTE) Zone District**

existing 25 DU/acre up to 100 DU/acre

- **Downtown Core & Downtown Bayfront FLU**

**Downtown Core & Downtown Bayfront Zone District**

existing 50 DU/acre up to 200 DU/acre

**ONLY IF  
ATTAINABLE  
HOUSING IS  
PROVIDED  
ON-SITE FOR  
A MINIMUM  
OF 30 YEARS**

**p. 48**

**15% REQUIRED  
ATTAINABLE  
UNITS ABOVE  
THE BASE  
DENSITY**

p. 43

- Existing Rosemary Residential Overlay District (RROD) Requires 25% of the Bonus Units to Be Designated as Attainable
- 15% Attainable Unit Requirement is Consistent with the Affordable Housing Advisory Committee Recommendations and The Blueprint for Workforce Housing
- Proposing 15% of Additional Bonus Units Required To Be Attainable



# Tiering Requirement



Paramedics  
\$42,990



School Social Workers  
\$45,770



Auto Repair and HVAC Technicians  
\$47,720



Elementary School Teachers  
\$54,800



Chefs and Head Cooks  
\$59,110



Health Care Social Worker  
\$61,690



Registered Nurses  
\$72,400



Police and Sheriff's Patrol Officers  
\$62,000

First Unit designated to 80% AMI or below. At least 1/3 of designated attainable units.

**80%**

\$48,350

\$1,209 max. rent with utilities

**80%**

\$48,350

\$1,209 max. rent with utilities

Paralegals  
\$49,430

Firefighters  
\$51,460

**100%**

\$60,500

\$1,513 max. rent with utilities

**100%**

\$60,500

\$1,513 max. rent with utilities

No more than 1/3 of designated attainable units may be 100-120% AMI

**120%**

\$72,600

\$1,815 max. rent with utilities

## ANNUAL MONITORING AGREEMENT FOR RENTAL UNITS (p. 44)

- Agreement sets obligations of the developer/landowner (and future owners or residents) for the residential bonus density regarding affordability control, occupancy, monitoring, reporting, and enforcement during the time period of at least 30 years.
- An Affordable Housing Agreement runs with the land, not with the developer, and would be recorded in the Official Records of Sarasota County.
- If the developer/property owner refuses to perform the contractual responsibilities set forth in the agreement, the City may seek fines and place a lien on the property. If the property owner still refuses, the city may pursue legal proceedings.
- *“In an action of specific performance” – The court order that is mandatory where a party must fulfill its contractual obligations according to the exact terms of the contract. (Featuring Black’s Law Dictionary, 2nd Ed.)*

**DOWNTOWN  
DEVELOPMENT  
STANDARDS –  
OWNER  
OCCUPIED  
UNITS  
p. 44**

- Community Land Trusts (CLT's) are non-profit organizations with the expertise and capacity to produce, preserve, and manage affordable housing.
- A resale formula is generally set to ensure affordability is passed on from one owner to the next, while still allowing each homeowner to share a certain percentage of appreciation without typically requiring additional subsidies to the buyer. The agreement provides for certain standards and the CLT monitors and enforces homeowner compliance.



## Primary Grid Street

Primary Grid Streets are intended to be more pedestrian oriented than other streets and designed to enhance the pedestrian experience.

The use of buildings at the street level, the building frontage, the streetscape, and the street design are intended to complement one another to create a street frontage that is pedestrian friendly.

By contrast, secondary streets allow uses (e.g. drive through and service stations) and building design (e.g. blank walls and open parking) which reflect less emphasis on the quality of the pedestrian experience.

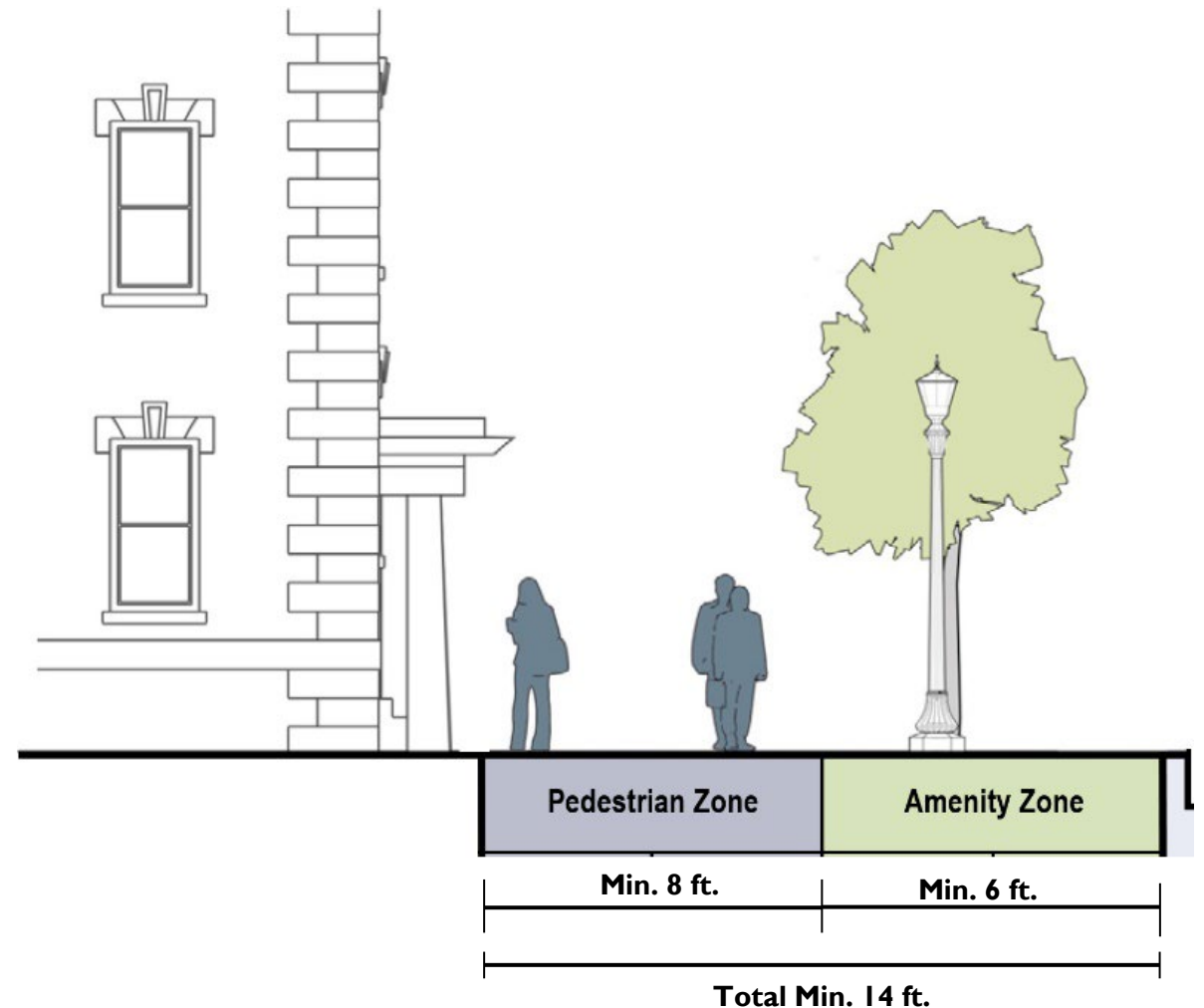




# SIDEWALK SYSTEM (p. 20)

**Amenity Zone:** The section of the sidewalk between the curb and the pedestrian zone in which street furniture and amenities, including but not limited to lighting, benches, public art, utility poles, trees, and bicycle parking are provided. The amenity zone shall be measured from back of curb to the pedestrian zone.

**Pedestrian Zone:** The primary, accessible, and clear walking pathway that runs parallel to the street. The pedestrian zone ensures that pedestrians have a safe and adequate place to walk and are not encroached upon by streetlights, utility boxes, tree trunks, street furniture, landscaping, and similar impediments to pedestrian travel.



AVOID

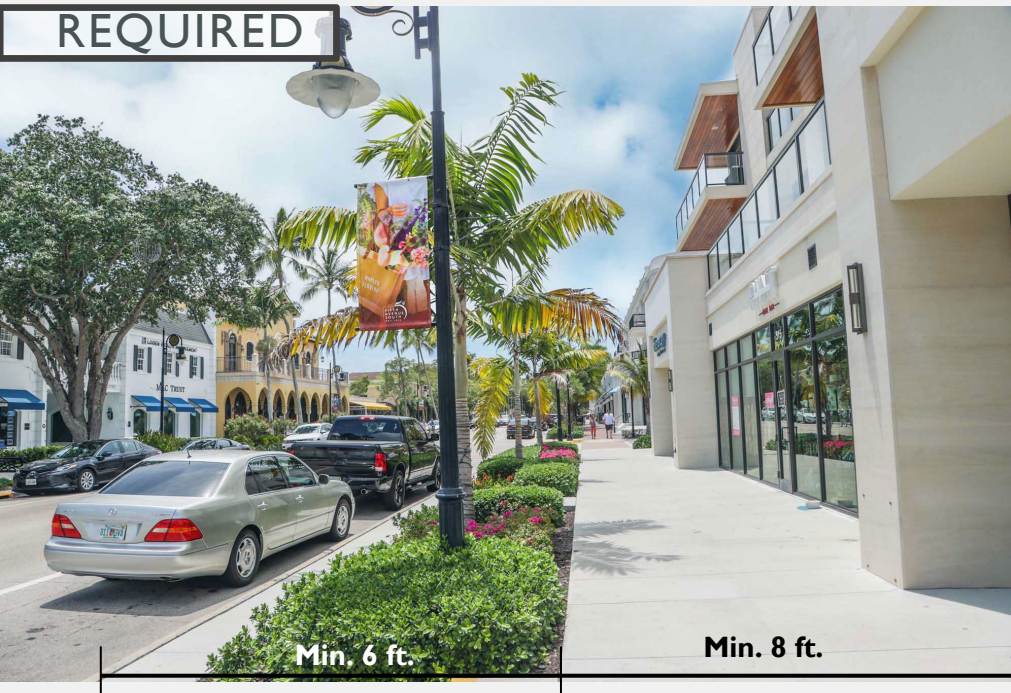


# Sidewalk System

(p. 50)

*At a minimum, an eight-foot pedestrian zone and six-foot amenity zone shall be provided on Primary Streets. Canopy trees shall be planted in the amenity zone when feasible. When the sidewalk is provided on private property, a sidewalk easement shall be recorded in the official records of Sarasota County to the benefit of the City of Sarasota, prior to the issuance of the first building permit.*

REQUIRED



Min. 6 ft.

Min. 8 ft.

# WIDER SIDEWALKS & ENHANCED LANDSCAPING

p. 48

Development Standards	DTN (Neighborhood)	DTNE (Neighborhood Edge) DTE (Edge)	DTC (Core) DTB (Bayfront)
-Maximum front	20 ft.	15 ft. (DTNE) 10 ft. (DTE)	<u>105</u> ft.
-Minimum side	0 ft./10 ft. combined	0 ft. 10 ft. (where DTNE abuts DTN or RSF)	0 ft.
-Minimum rear	15 ft. primary building 3 ft. accessory building 4 ft. all accessory buildings and fences abutting alleys	10 ft. (DTNE) 0 ft. (DTE)	0 ft.
-Exceptions	On secondary streets (map VI-1001),	On secondary streets (map VI-1001),	On secondary streets (map VI-1001),

**NOTE:**  
Providing a larger maximum front setback on primary streets provides an opportunity for wider sidewalks and enhanced landscaping.

# ADJUSTMENT TO THE SIDEWALK SYSTEM REQUIREMENT (p. 23)

- An Adjustment should be considered to allow relief from the Sidewalk System requirement when a zoning lot fronts on two or more Primary Streets that may require a sidewalk easement on multiple frontages.
- If a zoning lot fronts on two or more Primary Streets, an applicant can apply for an Administrative Adjustment over the 25%-dimensional standard to the Sidewalk System requirement.



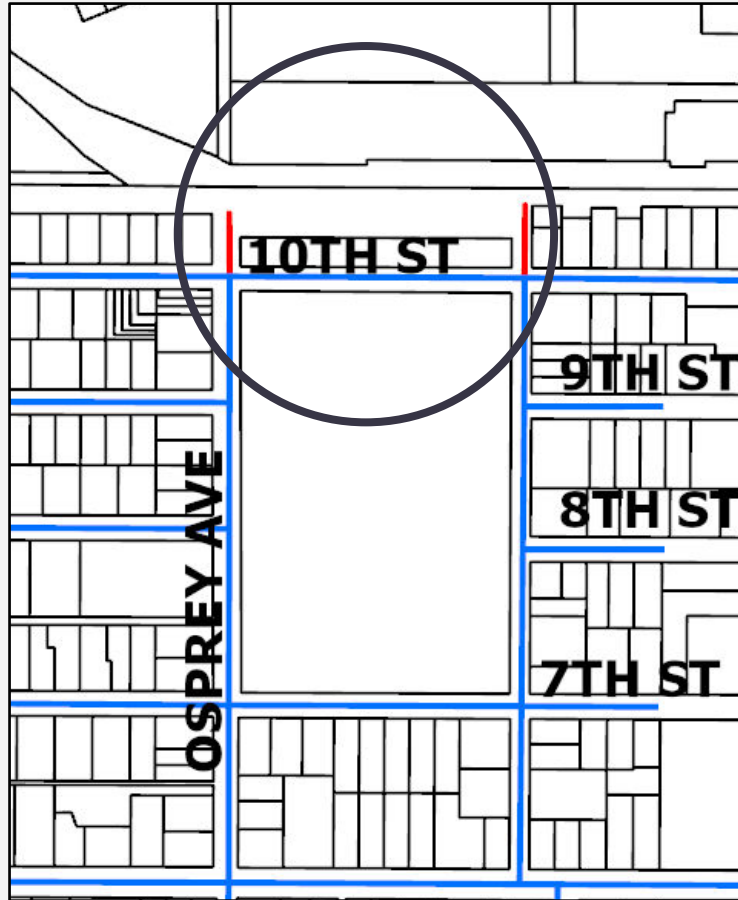
## Planning Board Adjustments for Primary Street Requirements – Structured Parking (p. 21)

Primary streets require a minimum of 20 ft. of habitable space.

However, it is challenging to provide the required 20 ft. of habitable space above the first story and design a functional parking garage on shallow lots.



Remove primary street designations on the approximately 100 ft. dead-end segments of Osprey Avenue and Gillespie Avenue, north of 10th Street. (p. 37)



Osprey Avenue



Gillespie Avenue

# DOWNTOWN ZONE DISTRICTS – PRIMARY STREET STANDARDS

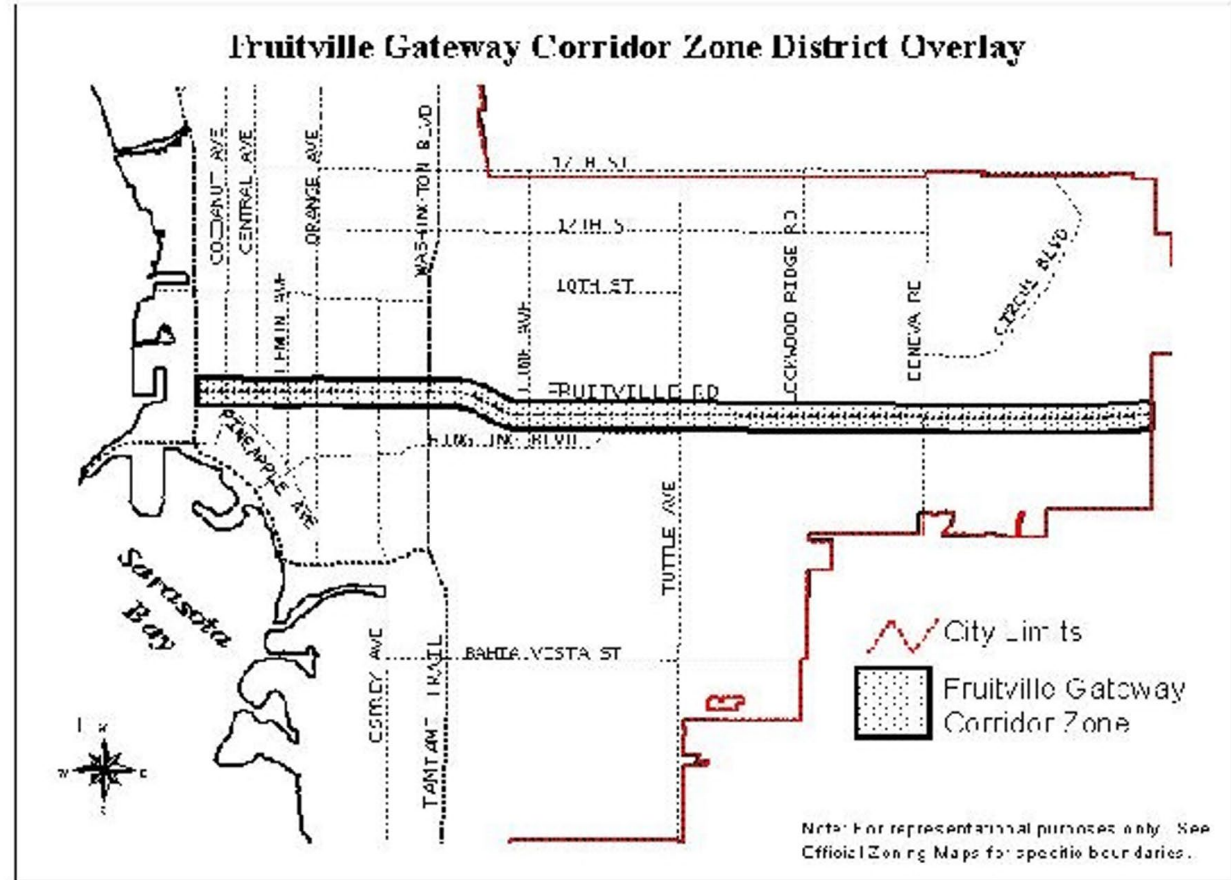
- At a minimum, require an 8 ft. Pedestrian Zone and 6 ft. Amenity Zone on Primary Streets.
- Allow a development to include the required sidewalk (when providing a sidewalk easement) to fulfill the recess requirement on Primary Streets because a greater setback is already being achieved.
- Increase the percent of glazing permitted above the first story façade from 50% to 70%. A total of 50% glazing above the first floor is limiting. The amendment allows for more design flexibility.
- Permit guardrails on balconies or elevated walkways to be made of glass by right instead of requiring written permission from the DS Director.



# FRUITVILLE GATEWAY CORRIDOR OVERLAY DISTRICT (p. 65)

Existing language prohibits the use of metal as an exterior finish building material.

The intent of the provision is to prohibit metal as an exterior wall or siding, not to prohibit metal for certain building elements.



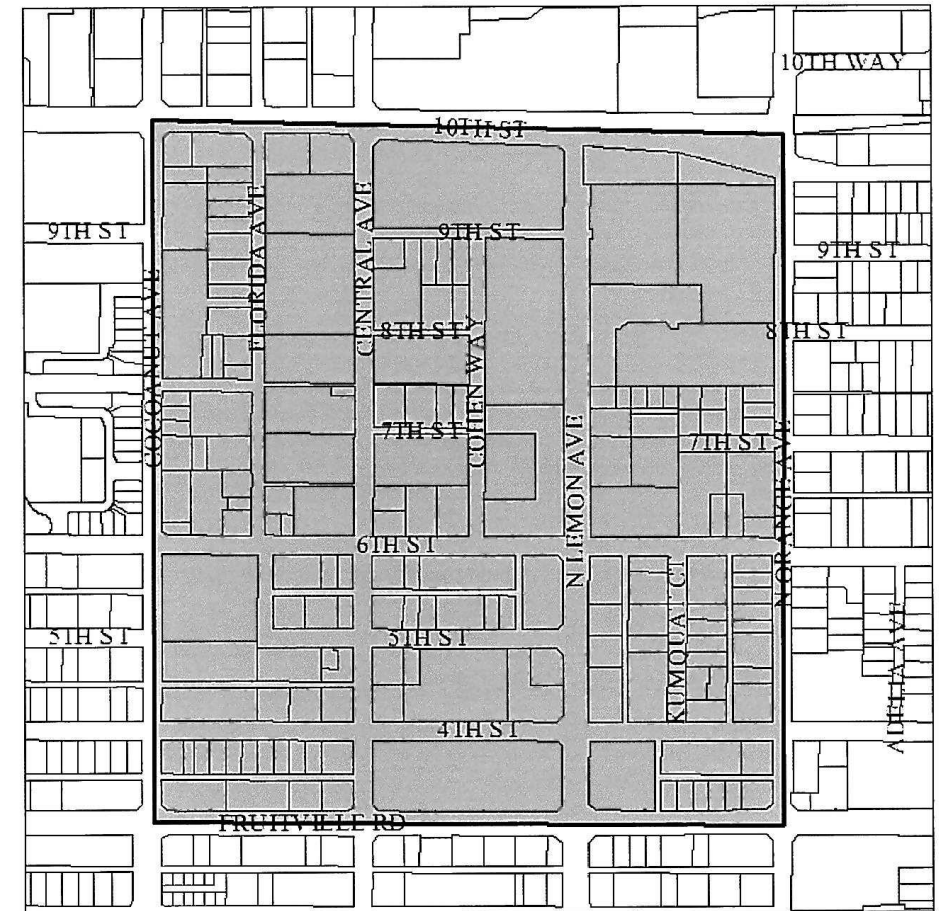
# ROSEMARY RESIDENTIAL OVERLAY DISTRICT (RROD) (p. 71)

Developments in the RROD today may be built up to seven stories under certain conditions. This is similar to the existing on-site public parking provision found in the Downtown Core zone district.

The Rosemary District needs more public parking. The provision incentivizes developers to provide much needed on-site public parking in exchange for the allowance to build up to two additional stories.

*A development may receive up to seven stories when a minimum of 25 public parking spaces are provided within the first four stories of the project. The gross floor area of the sixth and/or seventh story may be up to three times (3x) the gross floor area allocated to the city for public parking. This public parking shall be in addition to the minimum required parking for the project.*

Map VI-912  
Rosemary Residential Overlay District



## SEC.VI-104.

### USE OF TWO OR MORE ZONING LOTS, LOTS OF RECORD OR PARCELS TO SATISFY ZONING REQUIREMENTS (p. 72)

- Additional language added to clarify how the downtown attainable housing density bonus will affect developments that have previously transferred density using this existing section of the Zoning Code.

# EXAMPLE

Parcel A – 1 acre site

Base Density  
50 DU/Acre

Parcel A Transfers 50  
DU to Parcel B

Base Density is now 0.

Parcel A may achieve the bonus  
density of 150 DU/acre.  
15% of the total units must be  
designated as attainable.

Parcel B – 1 acre site

Base Density  
50 DU/Acre

Parcel B Receives 50  
DU from Parcel A

Parcel B may Develop at 100  
DU/acre

## SEC.VI-102.

# ZONE DISTRICT MAP, AND GENERAL REGULATIONS (p. 74)

- The ‘Live Local Act’ Housing Bill (SB 102) preempts local government from regulating the use, density or height (with some exceptions) of an affordable/attainable housing development if a proposed rental project is multifamily or mixed-use residential and in any area zoned for commercial, industrial or mixed use.
- The proposed amendment requires developments that exceed the permitted density or height of the underlying zone district to meet additional standards regarding the affordability requirements and setbacks that may be applicable due to the ‘Live Local Act.’



# Timeline

