

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

City Commission Presentation

August 7, 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



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.

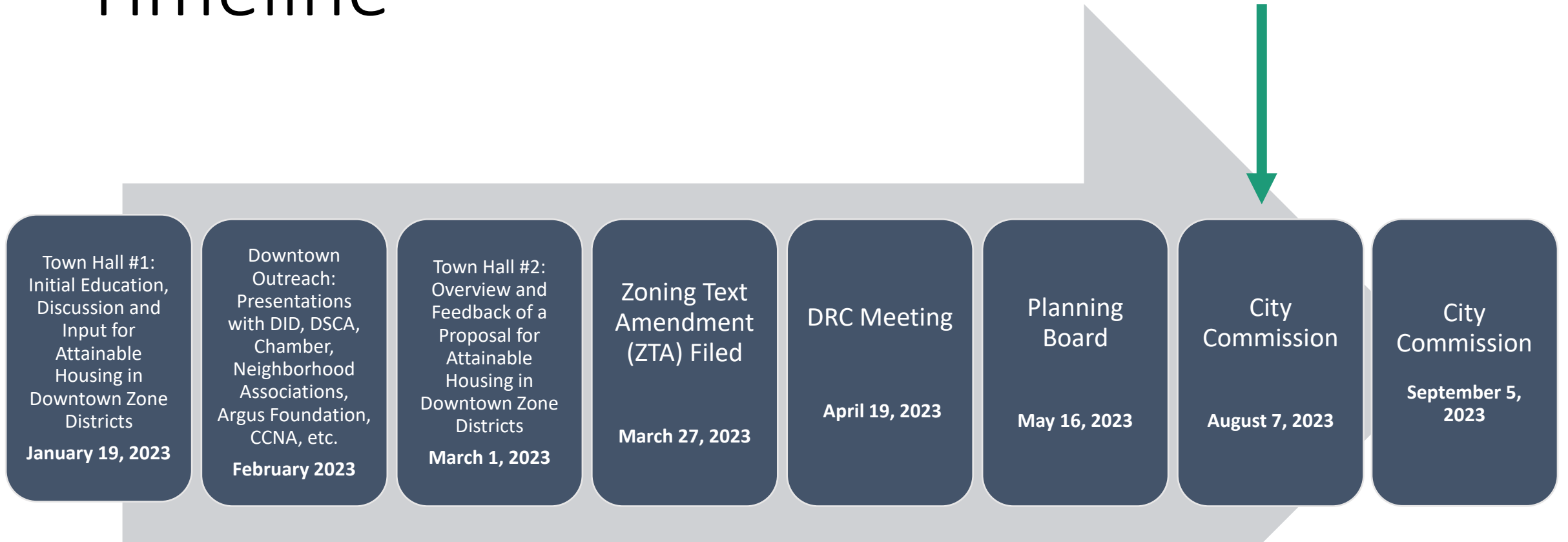
Public Outreach

- 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.**¹
- 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 – 104 attendees, 113 Archive Views, 250 Live Stream Views.**²
- 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 – 58 attendees, 76 Archive Views, 180 Live Stream Views.**²
- 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.
- 5/16/23: Planning Board presentation.
- 5/18/23: Chamber of Commerce Lunch presentation.
- 6/5/23: ZTA Revisions with Development Community.

¹Housing Affordability webpage analytics obtained from Siteimprove Content Analytics.

²Streaming 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. \$65,500 100-120% AMI
- Physical Therapy Assistants. \$65,190 100-120% AMI
- Massage Therapists. \$51,130 Below 80% AMI

Protective Service Occupations

- Police and Sheriff's Patrol Officers. \$61,800 80-100% AMI
- Firefighters. \$51,330 80-100% AMI

Food Preparation and Serving Related Occupations

- Head Chefs and Cooks. \$63,070 80-100% AMI

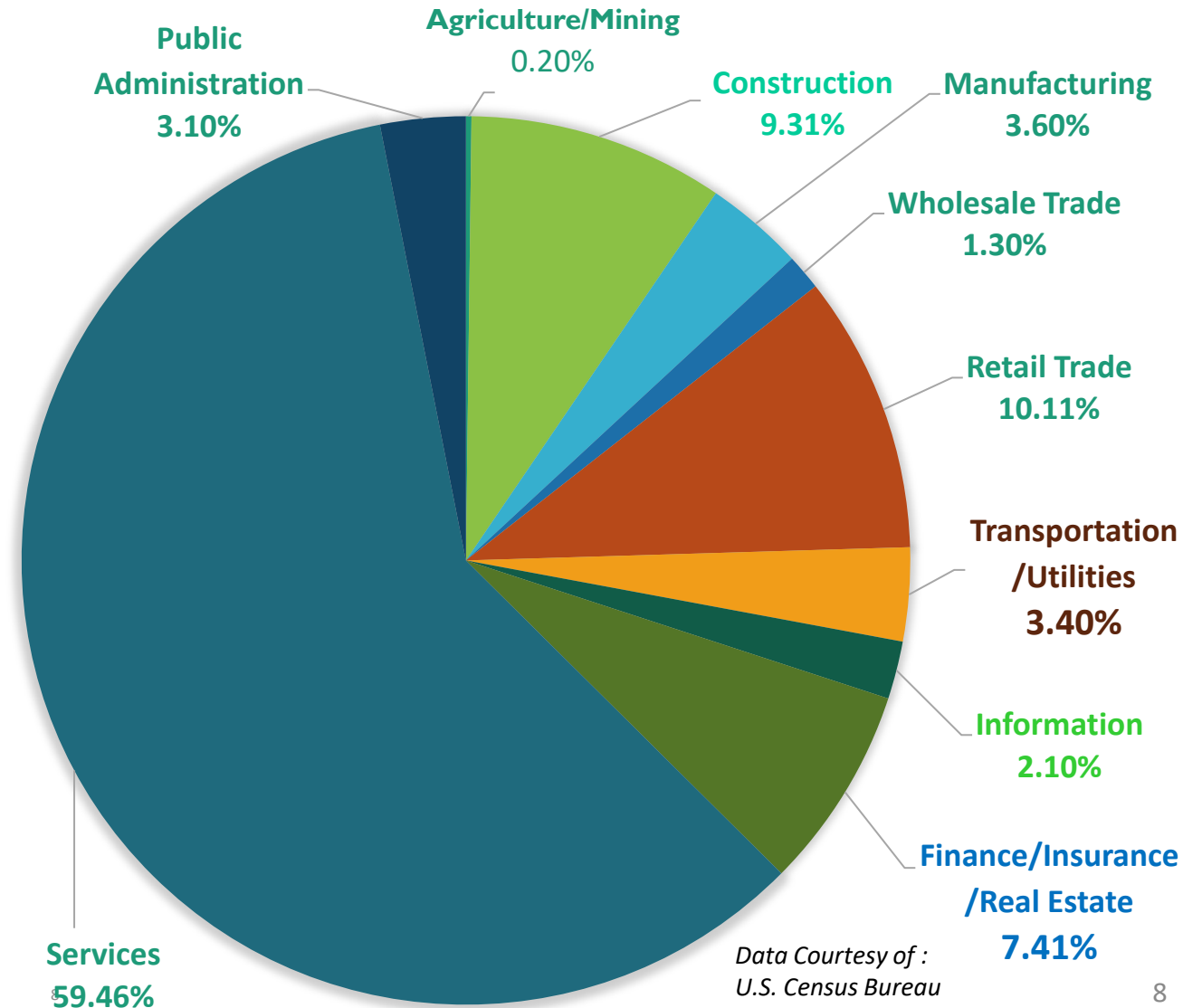
Building and Grounds Cleaning and Maintenance Occupations

- Landscapers and Groundskeepers. \$34,590 Below 80% AMI
- Pest Control Workers. \$42,820 Below 80% AMI

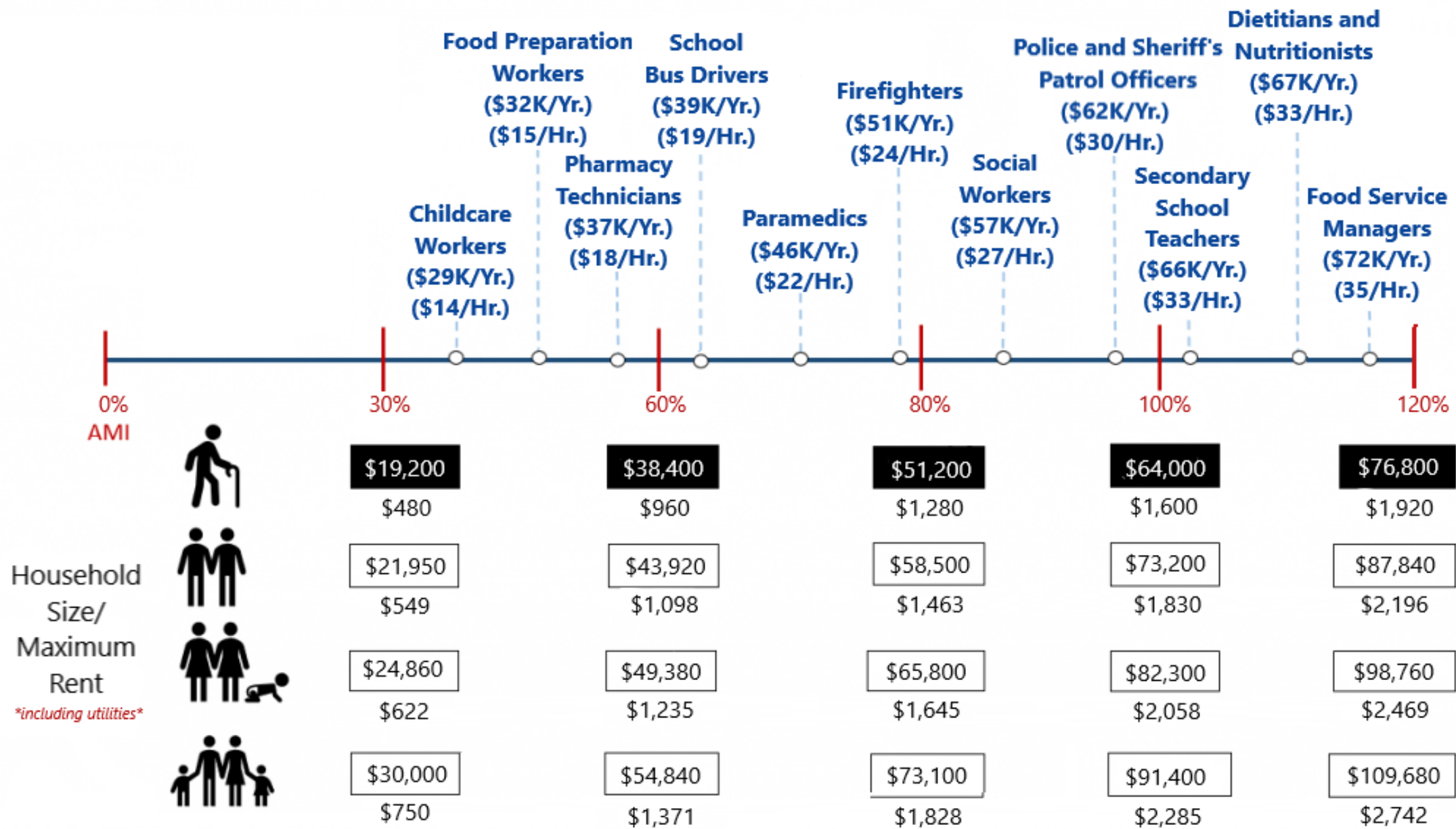
Personal Care and Service Occupations

- Skincare Specialists. \$44,290 Below 80% 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 2022 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Statistics
 U.S. Department of Housing and Urban Development 2023 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	\$2,202	\$5,548

Data courtesy of Apartments.com, obtained July 19th, 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	\$64,000	\$1,600	\$76,800	\$1,920
Family of Four	\$91,400 (\$45,700 x 2)	\$2,285	\$109,680 (\$54,840 x 2)	\$2,742

Data courtesy of 2023 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)

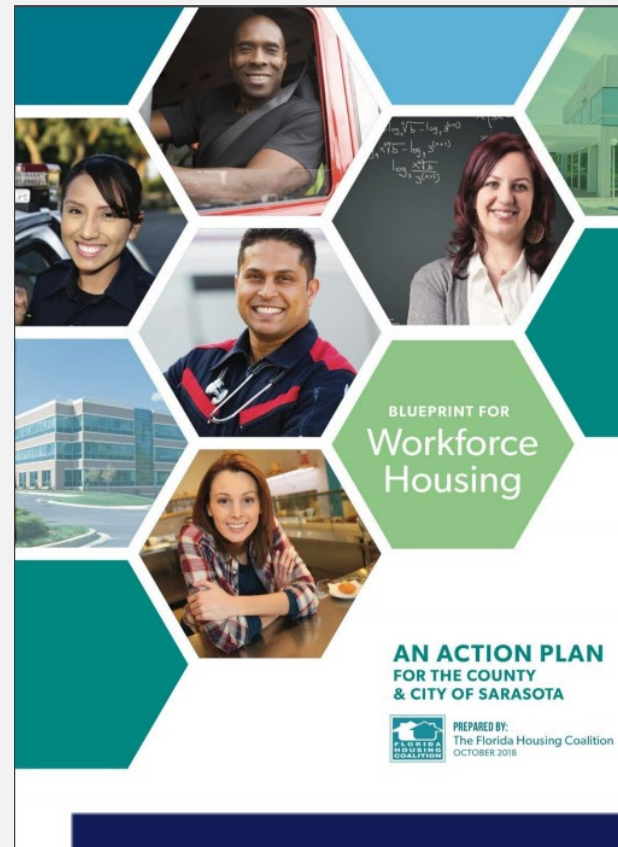


ATTAINABLE HOUSING RECOMMENDATIONS AND BEST PRACTICES

OTHER RECOMMENDATIONS

Affordable Housing Advisory Committee (AHAC)

Local Affordable Housing Incentive Strategy
Recommendations



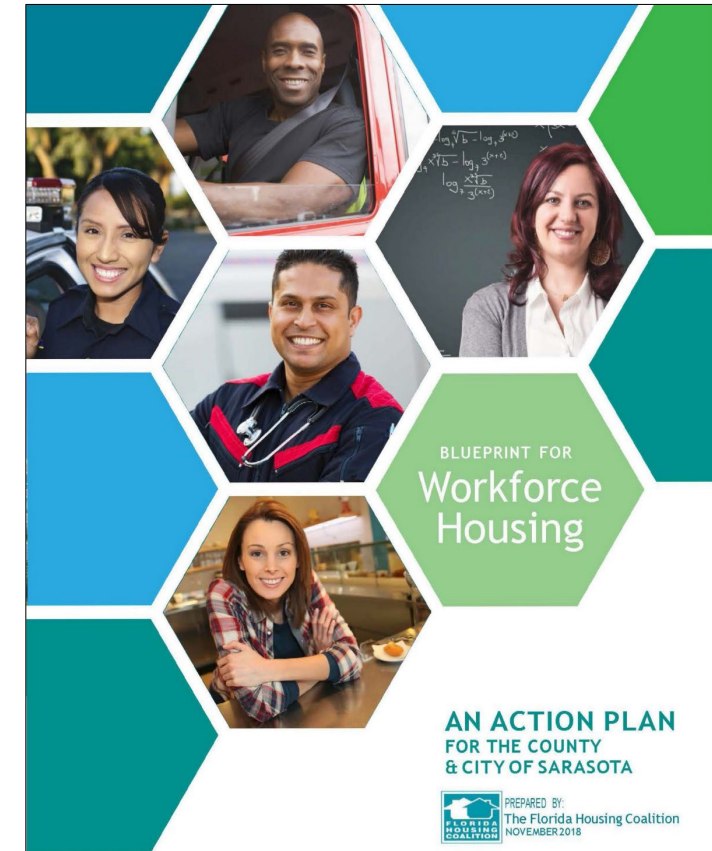
Attainable Housing Update

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. 28)

- Allow attainable housing incentives to households earning below 60% AMI, consistent with the Comprehensive Plan definition.
- Exterior Appearance of attainable housing units shall be indistinguishable and functionally equivalent to market rate unit.
- Require attainable units to be interspersed, at a minimum, throughout 50% of the residential portion of 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. 28)

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. 57

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

p. 51-52

- 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



Medical Assistants	\$39,970
Paramedics	\$46,380
HVAC Technicians	\$48,410
Electricians	\$50,410



Firefighters	\$51,330
Licensed Practical Nurses (LPNs)	\$52,400
Police and Sheriff's Patrol Officers	\$61,800
Elementary School Teachers	\$62,480

Special Education Teachers	\$64,170
Respiratory Therapists	\$70,300
Web Designers	\$74,170
Power-Line Installers/Repairers	\$75,200

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

80%
\$51,200
\$1,280 max. rent with utilities

80%
\$51,200
\$1,280 max. rent with utilities

100%
\$64,000
\$1,600 max. rent with utilities

100%
\$64,000
\$1,600 max. rent with utilities

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

120%
\$76,800
\$1,920 max. rent with utilities

Data Courtesy of: U.S. Bureau of Labor Statistics, May 2022 Metropolitan and Nonmetropolitan Area Occupational Employment and Wage Statistics

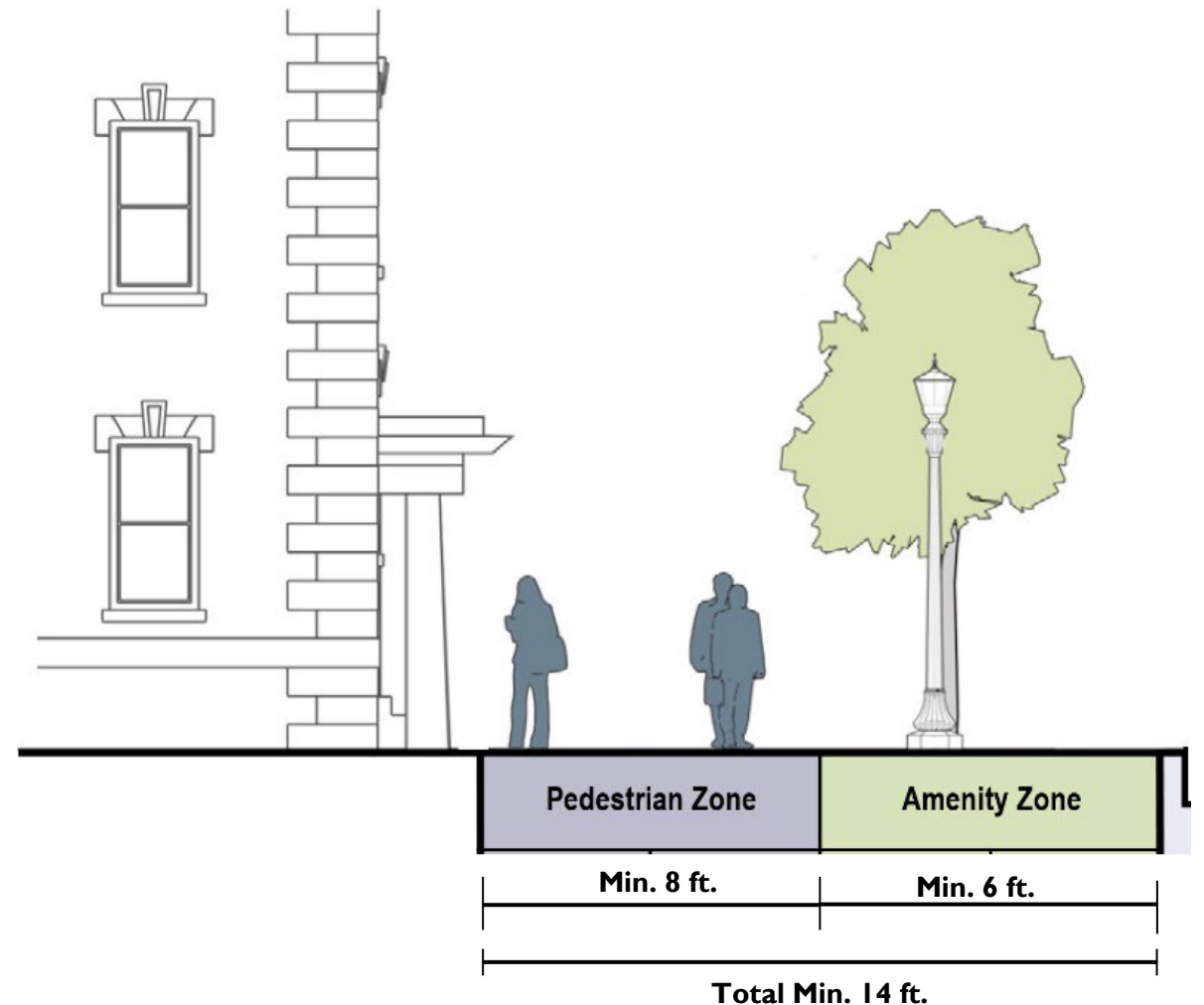
ANNUAL MONITORING AGREEMENT (p. 52)

- 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.)*

SIDEWALK SYSTEM (p. 29)

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.



Incentivize Wider Sidewalks, Canopy Trees, and Public Parking (DTC) Zone District

(p. 55)

- When providing **both** additional public parking and a sidewalk system an additional story above the maximum 10 stories in Downtown Core zone district may be provided to accommodate the compensating floor area, consistent with the Comprehensive Plan.
- The gross floor area is the combination of the area provided for public parking (3x) and the sidewalk (4x) easement.



AVOID



INCENTIVIZE

Min. 6 ft.

Min. 8 ft.



INCENTIVIZE

WIDER SIDEWALKS & ENHANCED LANDSCAPING

p. 57

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.

Planning Board Adjustments for Primary Street Requirements – Structured Parking (p. 30)

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.





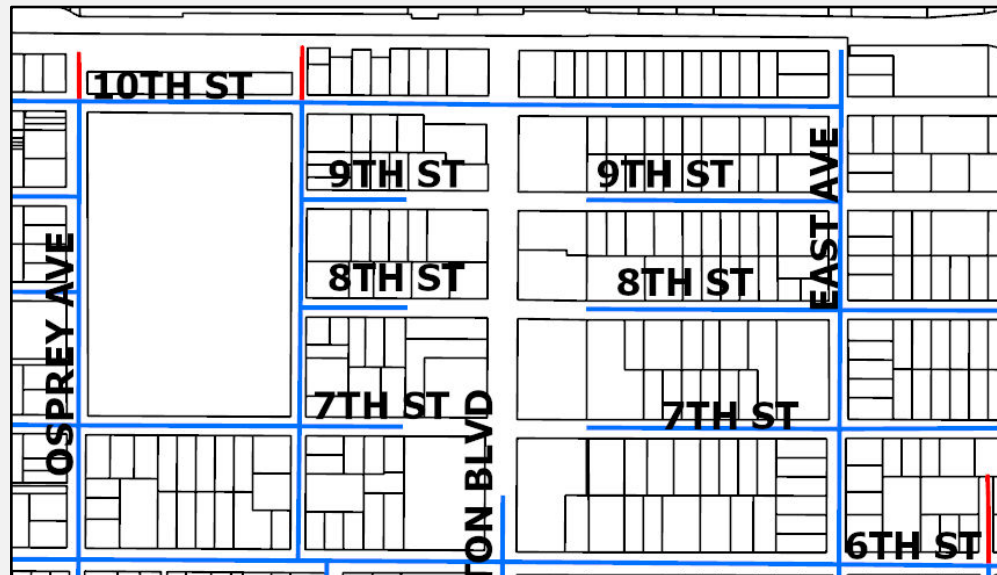
Gillespie Avenue



Osprey Avenue



Audubon Place



Remove primary street designations on the approximately 100 ft. dead-end segments of Osprey Avenue and Gillespie Avenue, north of 10th Street and approximately 200 ft. dead-end segment of Audubon Place (p. 44-45)

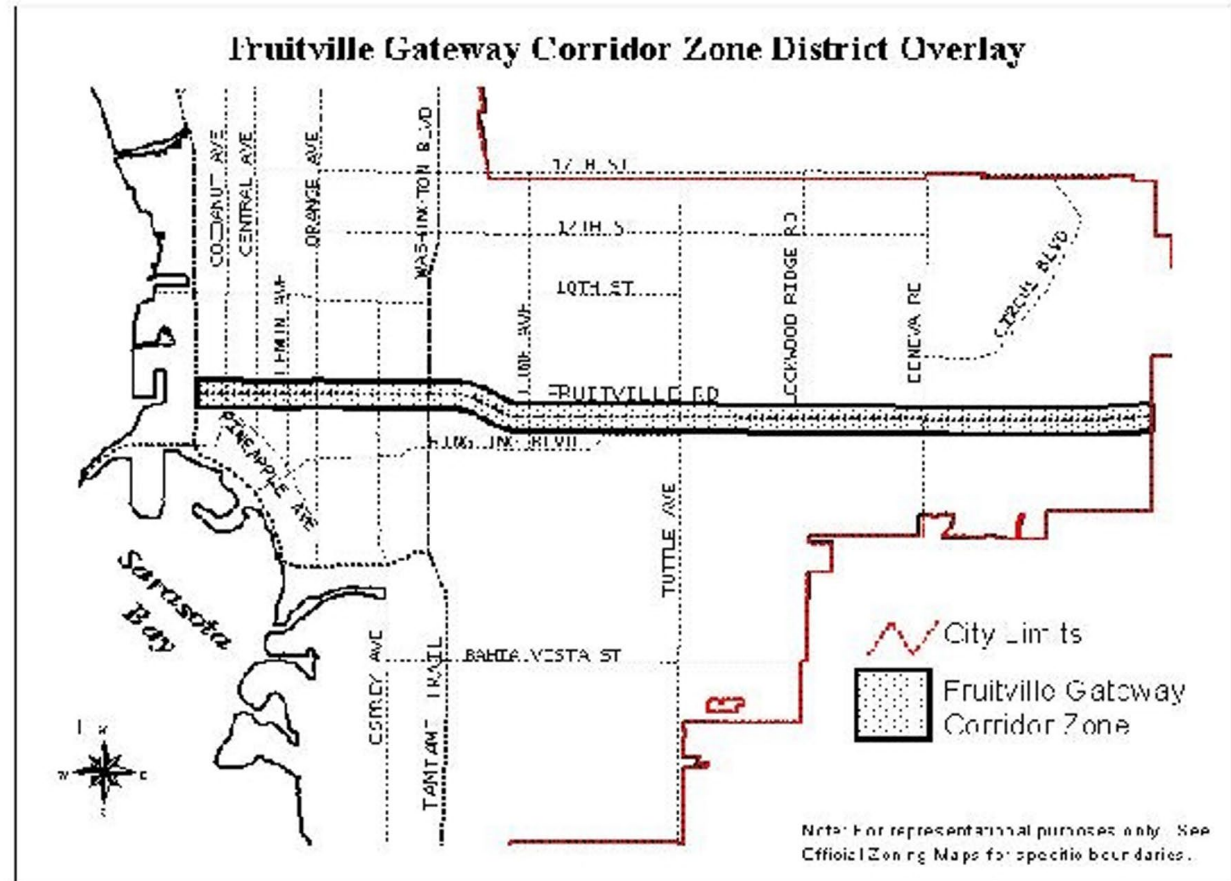
DOWNTOWN ZONE DISTRICTS – PRIMARY STREET STANDARDS (p. 69)

- 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. 74)

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.



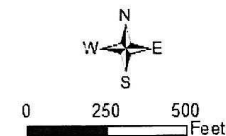
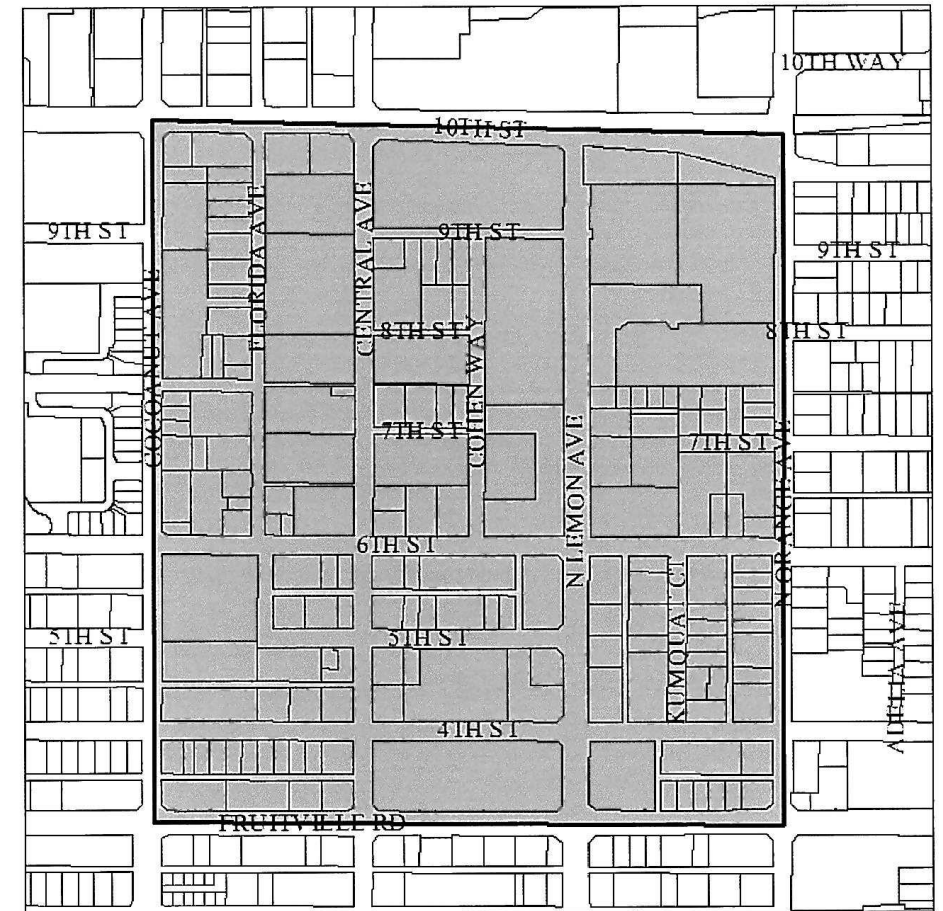
ROSEMARY RESIDENTIAL OVERLAY DISTRICT (RROD) (p. 80)

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 5 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



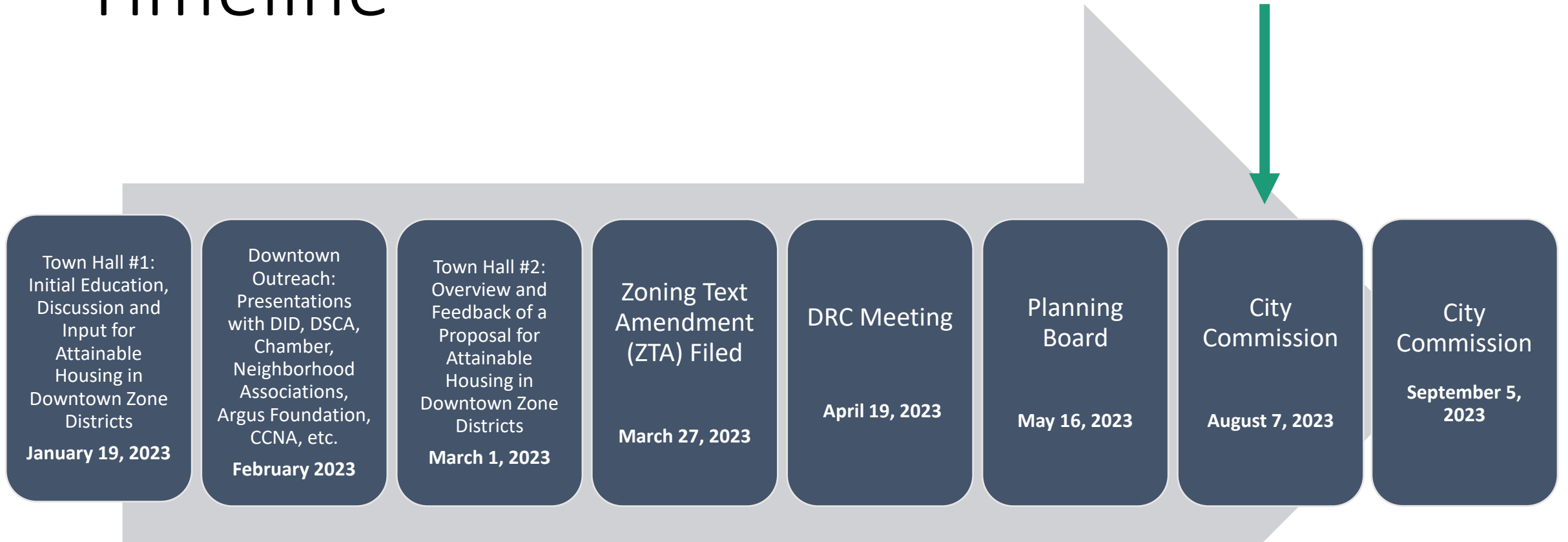
- Parcels
- Rosemary Residential Overlay District

SEC.VI-104.

USE OF TWO OR MORE ZONING LOTS, LOTS OF RECORD OR PARCELS TO SATISFY ZONING REQUIREMENTS (p. 81)

- Additional language added to clarify how the downtown attainable housing density bonus affects developments that transfer base density using this existing section of the Zoning Code.

Timeline



Thank you

