

**SUBJECT:** Proposed text amendments for section 1405-03 Specific Purposes of the Multi-family Subdistricts.

**PURPOSE:**

To obtain approval from the City Planning Commission (CPC) on text amendments related to the RMX Residential Mixed District.

**PROPOSED TEXT AMENDMENT:**

**§ 1405-03. Specific Purposes of the Multi-family Subdistricts.**

The specific purposes of the RM Residential Multi-family subdistricts are to create, maintain and enhance neighborhood residential areas with multi-family housing that are typically located near the city's major arterials and characterized by a mix of attached housing, small and large multi-unit buildings and community facilities, where appropriate. Future development will be primarily residential in character, although some small-scale public and non-residential uses on the ground floor in a mixed use building on an arterial street may be allowed with specific limitations. Four RM District subdistricts are established:

- (a) ***RMX Residential Mixed.*** This subdistrict is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to three dwelling units). Existing multi-family buildings of four or more units are acknowledged but new construction is not permitted. ~~The minimum land area for every dwelling unit is 2,000 square feet.~~
- (b) ***RM-2.0 Multi-family.*** This subdistrict is intended to provide for a medium density mix of residential housing predominantly duplexes and multi-family on lots that have already been platted. The scale of buildings is generally similar to a large single-family home on a small lot. Where land is assembled, the same scale should be maintained. The minimum land area for every dwelling unit is 2,000 square feet.
- (c) ***RM-1.2 Multi-family.*** This subdistrict is intended to provide for mixed residential uses at moderately high densities. This is an intense district with an urban character. The minimum land area for every dwelling unit is 1,200 square feet.
- (d) ***RM-0.7 Multi-family.*** This subdistrict is the most intense residential district and it will normally consist of tall multi-family or condominium structures. The character is intended to be urban and should be used where high intensity residential is needed to provide a residential base for important commercial areas. The minimum land area for every dwelling unit is 700 square feet.

**JUSTIFICATION:**

This section of the Zoning Code is inconsistent with the chart and regulation of the RMX district. The land area for single-family dwelling units in the RMX district is 2500 square feet. When the RMX district was previously amended this section was overlooked.

**PUBLIC STAFF CONFERENCE:**

A Public Staff Conference was held on February 13, 2008. No issues were raised concerning this specific text amendment.

**RECOMMENDATION:**

The City Planning Department staff recommends that the City Planning Commission approve the text amendment as written.

**RESPECTFULLY SUBMITTED BY:**

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Alex Peppers, Intern, City Planning Department

**REVIEWED BY:**

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Margaret A. Wuerstle, AICP, Chief Planner  
City Planning Department

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**APPROVED:**

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Charles C. Graves, III  
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