



DATE: March 21, 2023

CASE: TA-02-23 Text Amendment to Address Maximum Impervious Surface Cover In the RC Zoning District

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BACKGROUND

As the Commission is aware, the staff has been examining ways to facilitate infill development through such changes to the CDO as the townhome revisions and the tiny home/cottage home amendments. In the course of examining some of these changes, it appears that the maximum impervious surface cover requirements may be too restrictive for the development of some multi-unit developments.

For example, the development of a more desirable rear-load townhome product would likely have a higher impervious surface ratio than a front load product due to the alley/parking lot and the higher unit yield.

Staff is proposing a slight amendment to the Ordinance to allow an increase in the maximum impervious surface in the RC zoning district from 50% to 60% for multi-unit projects, provided that the project meets the definition of “infill” in Article 14. “Infill” is defined as “the development of new housing or other buildings on scattered vacant sites surrounded by developed areas.” This higher ratio would not be permissible for single family homes, and any subsequent project would still be required to meet minimum stormwater requirements for retention and/or treatment if applicable.

The amendment is in approval form for referral to Council.