

Memorandum

To: Members, Planning and Zoning Commission

From: Michelle Perillie, Planning Assistant

Date: September 30, 2010

Re: **Text Amendment #618, Appl. #10-033, Modifications to §32-12 Two-Family and Multi-Family Dwellings, *Supplemental Comments***

The following revisions to the text are suggested by staff:

1) Staff suggests that in order to clarify the regulation a sentence should be added to §35, *Landscaping, Screening and Buffers*, stating that the front landscape area for properties developed under these regulations may be reduced to 20 feet.

§35-2.2.1

The required front setback area, as measured from the property line, except for sidewalks and perpendicular driveways, shall include a minimum thirty (30) foot deep front landscape area along all streets, as shown on the attached "*Landscape Design Standards*." Such landscape area shall be retained and is to be used for no other purposes.

- (a) In cases where the edge of pavement or curb within a street right-of-way does not coincide with the front lot line, the applicant shall, in addition, landscape the area between the front lot line and the edge of the street pavement or sidewalk in such a manner as will not obstruct vehicle sight lines.
- (b) In a BCD Zone the minimum required front landscape area shall be reduced to twenty (20) feet in depth along streets other than the Post Road.
- (c) **For multi-family developments under §32-12 and §39A, the minimum required front landscape area shall be reduced to twenty (20) feet in depth. §See 32-12.11 and §39A-14.**

2) Staff suggests leaving in the words "*Single or*" as show in bold to §21-8.4, 22-8.4, 23-8.2, 28-8.1. The words were erroneously deleted and should be retained to provide a FAR maximum for properties not developed under the proposed regulation.

§21-8.4, 22-8.4, 23-8.2, 28-8.1

No buildings or structures in any [**Single or**] Multiple Use Development, as defined herein, shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the RPOD zone; except for two-family or multi-family dwellings. No buildings or structures in any [~~Single or~~] Multiple Use Development, which contains two-family or multi-family dwellings, shall exceed an FAR [~~of 0.35~~] **as describes in §32-12**. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor area above the maximum allowable FAR for the non-residential uses shall be used for dwelling(s) units, only. No dwelling unit approved under these bonus provisions shall thereafter be changed to any non-residential use. Floor area used for parking and loading shall be excluded from the FAR.