

## **Proposed Zoning Text Amendment**

§267-17 E(1) (also known as Article V, Section 5(E)(1), “District RMF-6.75 Multifamily Residence”) – add “Townhomes, as regulated under Section 267-18B (Article V, Section 3(B)) as a permitted principal use.

Add Section 267-18B (also known as Article V, Section 3(B)):

Townhouse Developments in the R-6.75 Zoning District

- (1) A Townhouse shall comply with the definition for an Attached Dwelling Unit as set forth in Section 267-4
- (2) A Townhouse development may consist of one or more principal buildings
- (3) Principal buildings shall be separated by a minimum of 18 feet
- (4) Lot Area = 10,000 square feet
- (5) Lot Area Per Dwelling Unit = 2,100 square feet
- (6) Building Coverage = 50%
- (7) Impervious Surface Coverage = 80%
- (8) Lot Width and Frontage = 75 feet
- (9) Front Yard = 4 feet
- (10) Side Yard (Each) = 2 feet (5 feet if abutting a single-family district)
- (11) Side Yard (Combined) = 5 feet (12 feet if abutting a single-family district)
- (12) Rear Yard = 12 feet (20 feet if abutting a single-family district)
- (13) Usable Open Space, as defined in Section 267-4, Per Unit = 500 square feet
  - a. Said useable open space shall have a minimum dimension of 15 feet
- (14) Building Height = 3 stories/35 feet
- (15) A streetscape improvement plan is required addressing improvements to sidewalks, public utilities, street trees, street furniture, and similar improvements.