



Agenda Item Summary Sheet

Item No: **F-1**

Meeting Date: **September 4, 2024**

Item Title: Public Hearing to consider text amendments to various sections of the Unified Development Ordinance as it pertains to Multi-Family Dwelling Development

Item Summary:

Staff presented a draft Multi-Family Dwelling ordinance to the Board of Commissioners at the June 5th regular meeting. This was based on the work of the Multi-Family Working Group. The Planning Board has reviewed the Working Group’s ordinance over the course of the past three meetings. The primary focus of the Planning Board’s discussion centered around the density and design of multi-family development, mostly pertaining to larger projects. The Planning Board’s discussions resulted in three recommended changes to the Working Group’s ordinance:

- 1) The Planning Board is recommending that large multi-family developments (greater than six units on one site) consist of townhouses only. The Working Group’s version of the ordinance allowed townhouses and apartments in both the small and large categories.
- 2) The Planning Board is recommending increasing the parking requirement to 2.5 spaces per unit plus one additional space for every four units.
- 3) The Planning Board is recommending an additional density limitation of 25 bedrooms per acre for small and large multi-family categories. The Working Group’s version of the ordinance controlled density through the use of a floor area ratio only. The recommended floor area ratio is 0.32 square feet of building area to one square foot of lot area.

Planning Board Recommendation:

At their August 20, 2024 meeting, the Planning Board voted 5 to 1 to recommend adoption of the Multi-Family Working Group’s draft ordinance with several revisions.

Staff Recommendation: Staff agrees with the additional standard limiting bedrooms per acre. Staff has concerns over the parking standard and the townhouse only limitation, given the charge of the Working Group. The memo summarizes staff’s recommendation.

Number of Attachments: 6

Specific Action Requested:

Conduct the Public Hearing.

Submitted By: Planning and Development

Date: August 28, 2024

Finance Officer Comment:

Insufficient information to determine fiscal impact.

Signature: Amy Miller

Date: August 28, 2024

Town Attorney Comment:

I will participate in the discussion as necessary.

Signature: John Leidy

Date: August 28, 2024

Town Manager Comment and/or Recommendation:

I will participate in the discussion.

Signature: Andy Garman

Date: August 28, 2024