

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2021-174

Introducer/Sponsor(s): Council President at the request of the Mayor

Date of Introduction: March 23, 2021

Committee(s) of Reference: LUZ

Date of Analysis: March 26, 2021

Type of Action: Charter amendment

Bill Summary: The bill amends Section 656.306 (Medium Density Residential Category), Subpart 8 B (Residential Use Categories and Zoning Districts), Part 3 (Schedule of District Regulations), Chapter 656 (Zoning Code), *Ordinance Code*; and amends Section 656.414 (Townhouses and Rowhouses), Subpart B (Miscellaneous Regulations), Part 4 (Supplementary Regulations), Chapter 656 (Zoning Code), *Ordinance Code*.

Background Information: The amendment provides clarity to each section.

Section 656.306 amendment addresses lot requirements.

II. Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and Residential Medium Density-D (RMD-D).

(g) Minimum yard requirements.

(1) Multiple-family dwellings (~~for attached fee simple multiple family dwellings, the lot shall refer to the number of units in the structure~~):

(i) Front—20 feet.

(ii) Side—Ten feet.

(iii) Rear—20 feet.

Section 656.414 amendment addresses platting and development requirements.

Sec. 656.414. – Townhouses and rowhouses. (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be ~~platted-developed~~ pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such ~~subdivision-plats~~ developments and to the individual units or lots:

Policy Impact Area: Multiple-family dwellings, townhouses, and rowhouses

Fiscal Impact: None

Analyst: Mitchell