

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following amendment to File No. 2024-256:

- (1) On **page 1, lines 19-21, strike** "REDUCE THE MINIMUM SQUARE FEET REQUIRED FOR INFILL LOTS FROM 2,500 SQUARE FEET TO 1,500 SQUARE FEET" and **insert** "PROVIDE THAT AN INFILL LOT OR COMBINATION OF COMPLETE INFILL LOTS SHALL BE EQUAL TO THE AVERAGE LOT WIDTH AND LOT AREA OF LEGALLY DEVELOPED LOTS ON THE SAME BLOCK OR 25 FEET IN WIDTH AND 1,500 SQUARE FEET IN AREA, WHICHEVER IS LESS";
- (2) On **page 4, line 24, after** "(Nonconforming" **insert** "Lots,";
- (3) On **page 5, lines 13-14, strike** "lot, or a combination of complete infill lots, in a RMD-A, RMD-B, RMD-C, RMD-D or CRO District." and **insert** "lot. Cottages are also allowed in RMD-A, RMD-B, RMD-C, RMD-D, or CRO Districts up to the maximum number of units allowed on the site by the underlying density and zoning district requirements.";
- (4) On **page 5, line 31, strike** "greater" and **insert** "lessgreater";
- (5) On **page 6, line 22, strike** "* * *";
- (6) On **page 6, line 26¹/₂, insert** new language to read as follows:

"CHAPTER 656 - ZONING CODE
*** * ***
PART 16. - DEFINITIONS";
- (7) On **page 7, lines 2-6, strike** all lines in their entirety and **insert** the following:

"Contributing structure means a building or structure which is:

- (1) At least 50 years old;

- (2) Within the boundaries of a designated Historic District;
- (3) Contributing to the historic or architectural character of the district; and
- (4) Identified by the City Council in its designation of the Historic District.

Cottage means a type of dwelling unit authorized to be constructed on any infill lot or on any lot within the RMD-A, RMD-B, RMD-C, RMD-D and CRO Zoning Districts, up to the maximum number of units allowed on the site by the underlying density and zoning district requirements, subject to the provisions of Sections 656.306, 656.311, and 656.604.

* * *

Dwelling, multiple-dwelling use means, for purposes of determining whether a lot is in multiple-dwelling use, the following:

- (1) Multiple-dwelling uses in which individual dwelling units are intended to be rented and maintained under central ownership and management; those which are under collective ownership and management, including cooperative apartments, condominiums and the like; row houses, ~~or townhouses~~ or cottages in individual ownership; and all other forms of multiple dwellings regardless of ownership management, taxation or other consideration, where the form does not meet the requirements of this Zoning Code for a single-family dwelling. A multiple-dwelling use may contain residents who receive *supportive services*, whether

provided by the owner, management or third parties. Owners and managers may provide or coordinate *supportive services* for tenants. Ancillary services whose primary purpose is to support tenants may be located onsite, including but not limited to laundry facilities, day care and after-school programs for children, gymnasiums, swimming pools, concierge services, and coordination of care for disabled persons which are within the scope of *supportive services*.

- (2) An undivided lot containing more than one building and the buildings are not so located that lots and yards conforming to requirements for single-family dwellings in the district could be provided, in which event the lot shall be considered to be in multiple-dwelling use if there is more than one dwelling unit on the lot, even though the individual buildings may each contain only one dwelling unit, excluding guesthouses and servants' quarters.
- (3) A multiple dwelling in which dwelling units are available for rental for periods of less than one week shall be considered a motel or a hotel, as the case may be.

Dwelling, multiple-family means a building containing more than one dwelling unit or a cottage.";

- (8) On **page 7, line 18**, **strike** "(part" and **insert** "(i) part";
- (9) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

 /s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos

GC-#1628293-v1-2024-256_LUZ_Amd.docx