


Christine McCall
Assistant City Manager/DPD Director

Yovani Baez-Rose
Deputy Director

MEMORANDUM

TO: Thomas A. Golden, Jr. City Manager 

FROM: Christine McCall, Assistant City Manager/DPD Director

DATE: August 9, 2022

SUBJECT: INFORMATIONAL – Downtown Mixed Use Zoning Regulations

The Department of Planning and Development is pleased to provide draft zoning amendments to the City's parking requirements, parking layout, and allowed uses in our Downtown Mixed Use (DMU) zoning district in an effort to support and streamline redevelopment of existing buildings in our Downtown. This DRAFT ordinance is a result of a joint Zoning/Housing subcommittee motion that requested the DPD to review regulatory barriers to redevelopment in our Downtown Mixed Use (DMU) zoning district. We recommend that this proposed zoning ordinance is referred to the joint Zoning/Housing subcommittee for further discussion.

CMM

Attachment

Cc: Fran Cigliano, Senior Planner

Proposed Revisions – Downtown Mixed-Use (DMU) zoning district
6/30/2022

Section 6.1.4 Table of Parking Requirements

1. RESIDENTIAL USES	Zone	Min. Parking Req.
c. Multi-family dwelling including 3-6 units	DMU	1 space per du 0 spaces
	All other permitted zones	.75 spaces per bedroom or 2 spaces per du, whichever is greater [Ord. 4-18-06]
d. Multi-family dwelling including 7 or more units	DMU	1 space per du 0 spaces
	All other permitted zones	.75 spaces per bedroom or 2 spaces per du, whichever is greater [Ord. 4-18-06]
g. One or two dwelling units in a building with a legal non-residential use on the ground floor.	DMU	0 spaces
	All other permitted zones	2 spaces per du
h. Senior Congregate Housing, including, but not limited to, assisted living facilities.	DMU	0 spaces
	All other permitted zones	1 space per du
k.(1) Tourist home; bed and breakfast inn	DMU	0 spaces
	All other permitted zones	1 space per room
k.(2) Boarding or Lodging house, fraternity	DMU	0 spaces
	All other permitted zones	1 space per 2 beds
k.(3) Dormitory	DMU	0 spaces
	All other permitted zones	1 space per 2 beds
k.(4) Hotel	DMU	0 spaces
	All other permitted zones	1 space per room
k.(5) Motel	DMU	0 spaces
	All other permitted zones	1 space per room

Section 6.1.6 Location and Layout of Parking Facilities

6.1.6(5). In the UMU, TMU, INST, and NB districts ~~and for residential uses in the DMU district~~, all parking requirements may be met by leasing spaces in publicly-owned off-street parking facilities located within one thousand five hundred (1,500) feet of an entrance to the use by special permit if the Planning Board finds that said public parking will accommodate the parking demands of the proposed project. [Ord. 4-18-06]

Article XII Table of Uses

12.1 RESIDENTIAL USES [Ord. 11-13-07]	DMU
a. One detached dwelling unit on a lot occupied by not more than one family	N
b. Two detached or attached dwelling units on a lot occupied by not more than one family each	N
c. Three (3) dwelling units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, or as a part of a mixed-use project with other uses allowed in the district, including townhouse developments**	SP Y**
d. Four to six (4-6) dwelling units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, townhouses, or as a part of a mixed-use project with other uses allowed in the district, including townhouse developments	SP Y**
e. Seven or more to ten (7-10) dwelling units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, or as a part of a mixed use project with other uses allowed in the district, including townhouse developments)	SP Y**
f. Eleven (11) or more dwelling units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, or as a part of a mixed use project with other uses allowed in the district, including townhouse developments)	SP**^
h. One or two dwelling units in a building with a legal non-residential use on the ground floor.	Y
i. Senior Congregate Housing, including, but not limited to, assisted living facilities.	SP
k.(1) Tourist home; bed and breakfast inn	SP
k.(2) Boarding or Lodging house, fraternity	SP
k.(3) Dormitory	SP
k.(4) Hotel	Y
k.(5) Motel	Y

** Townhouse developments are not allowed in the NB, DMU, HRC, or INST districts.

^ See Section 11.3.10 [Ord. 11-24-09]