

Proposed Zoning for new R-5 district to replace a portion of the R-1 zoning downtown

§ 345-58. – R-5 Low Rise Residential, Mixed Use zone

A. Purpose. The purpose of this district is to provide development regulations contextual to the existing predominantly two to four story multifamily neighborhood with occasional retail venues. Moreover, the intent of the zoning regulations are to protect the historically low-rise nature of the neighborhood from inappropriate infill such as: buildings greater than 4 stories, detached buildings, front yard parking, and ground floor garages on lots smaller than 4,000 square feet. Additionally, the purpose of the zoning in this district is to address and mitigate the impact the flooding in low laying vulnerable areas, and create a more resilient neighborhood for future generations.

B. Permitted principal uses:

1. Residential
2. Retail sales of goods and services on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefront
3. Professional offices and medical offices on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefronts.
4. Cafe on the ground floor along Brunswick Street, Monmouth Street, or Coles Street, or other locations where there are existing, legal storefront
5. Schools.
6. Governmental uses.
7. Houses of worship.
8. Parks and playgrounds.
9. Home occupations (See 345-60.G.2. Standards for Specific Accessory Uses. a. Home Occupations).
10. Live Work
11. Any building that can be dated back to 1890 shall not be demolished without written consent from the Historic Preservation Officer. It is within the Historic Preservation Officer's purview to refer the determination of the appropriateness of demolition to the Historic Preservation Commission. Any appeal of the Historic Preservation Officer or Historic Preservation Commission shall be reviewed by the Zoning Board of Adjustment.
12. Any combination of the above (With the exception that retail and office are limited to the criteria above in B.2 and B.3)

C. Bulk Standards:

1. All lots legally existing at the time of adoption of this ordinance (2016) are now conforming
2. Lot Standards
 - a. Minimum Lot Size: One thousand eight hundred (1,800) square feet
 - b. Minimum Lot Width: Eighteen (18) feet.
 - c. Minimum Lot Depth: One hundred (100) feet.
3. Setback Standards
 - a. Minimum Front Yard Setback: Must meet adjacent structure setback closest to the predominant blockfront setback
 - b. Minimum Rear Yard Setback: Thirty (30) feet.
 - c. Side Yard Setbacks: Zero, except where there a window exists on an adjacent structure. In that instance, the building must be setback a minimum 3'1", starting at least 1 ft before the window.
4. Height:
 - a. Maximum Building Height:

Streets with 60' Right Of Way or larger: 4 Stories, 42 feet

Streets with less than 60' Right of Way: 3 Stories with a 4th Floor setback a minimum of 15 feet from the front of the building. The total height permitted is 42 feet. In the instance the 15 ft setback cannot be met, a height variance and setback variance shall be required.

Corner Lots: The height of the lot shall be controlled by the size of the street line with the lesser frontage.
 - b. Minimum Floor to Ceiling Height: 9 feet
 - c. Mezzanines are not permitted
 - d. Any rooftop deck and its surrounding barrier, required by code, must be setback a minimum of 5 ft from the front of the building. Rooftop deck shall not cover more than 30% of the roof's available surface area except where a green roof is installed. Where a green roof is installed, the remaining roof area, inclusive of the setback requirements, can be covered up to 50%, the rest must be a green roof installation.
5. Density
 - a. Maximum Density: Eighty (80) units an acre
6. Coverage Standard:
 - a. Maximum Building Coverage: Seventy percent (70%)
 - b. Maximum Lot Coverage: Eighty percent (80%).

F. Parking Standards

1. Parking is prohibited on any lots that have sole frontage on Brunswick Street, Monmouth Street, or Coles Street.
2. Parking is prohibited on lots less than 40 feet wide, unless the rear lot line is adjacent to an alley, in which case parking is permitted in the rear yard with access from the alley.
3. Where parking is permitted, parking is required on lots 40feet wide or greater, according to the following:
 - a. Residential units shall provide a minimum of 0.5 parking spaces and a maximum of 1 parking space per unit.
 - a. In no instance shall parking be permitted between the front building line and street line.
 - b. Maximum width of curb cut: 10
 - c. Maximum width of driveway: 10
 - d. Only a single curb cut, per property, is permitted; however in no instance shall a curb cut be permitted on Brunswick Street, Monmouth Street, or Coles Street.
4. Parking spaces, driveways, and any type of patio shall be constructed using pervious paving materials. The following are acceptable materials:
 - a. Interlocking concrete blocks
 - b. Permeable Pavers
 - c. Open-celled pavers
 - d. Porous pavement, concrete or asphalt
 - e. Gravel
 - f. Reinforced lawn
 - g. Or other material deemed appropriate by Planning/Zoning Board

G. Landscaping Standards

1. All properties are required to provide street trees, except where it can be demonstrated to Planning Staff that it is not possible to plant trees due to underground constraints such as water or utility lines.
2. All street trees shall be in accordance with the design standards in 345-66.B.
3. In the event a street tree is removed for construction, required repair/replacement, or for any other purpose, restoration of a street tree is required in accordance with the design standards in 345-66.B

4. At least 20% of every lot shall be landscaped with one of the following materials:
 - a. Reinforced lawn
 - b. Ground cover
 - c. Rain garden
 - d. Bioswales
 - e. Plants that are native, non-invasive and proven drought resistant in an urban environment

H. Design Standards

1. Buildings shall be designed to present a harmonious appearance in terms of architectural style and materials and shall be encouraged to incorporate historic elements found throughout the surrounding area
2. Blank walls without fenestration, specifically the non-habitable portion of the building within the flood elevations, shall incorporate façade articulation, recess portions of the street wall, a planter/landscaping buffer, stairs, porches, or any other architectural techniques to ensure visual connectivity between the elevated first floor and the sidewalk.
3. Buildings where ground floor retail is permitted shall incorporate a cornice element or horizontal projection above the storefront glazing separating ground floor uses from the building above.

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