It’s All About the ZONING

“MF-33” & “RM-4” Designations

Community Meeting
October 14, 2019

Presented by:
Catherine Hernandez - DSD Administrator
Background

- Submitted by Councilman Treviño (CD 1)
- Address growing need for housing without compromising integrity of neighborhoods
  - multi-family zoning (MF-33 & RM-4) not consistent with:
    - Adopted land use plans
    - Current patterns of development
Redevelopment results in incompatible:

1. RM-4 & MF-33 allow for construction up to 35 ft. & 45 ft. (height) respectively

2. Neighborhoods with lots zoned RM-4 & MF-33 throughout because of:
   - Rezoning approved decades ago
   - 2001 UDC conversion

3. Redevelopment results in incompatible:
   - Height
   - Lot coverage
## RESIDENTIAL MIXED DISTRICTS

<table>
<thead>
<tr>
<th>Medium to High Density Residential Uses</th>
<th>Flexible design requirements</th>
<th>Preserves neighborhood character</th>
<th>Allows clustered development</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-, to 4-family dwellings</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Density Limitations per Acre

<table>
<thead>
<tr>
<th>RM-6 = 7 units</th>
<th>RM-5 = 9 units</th>
<th>RM-4 = 11 units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density may be exceeded as long as minimum lot size is met and the maximum number is:</td>
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</tr>
<tr>
<td>RM-6 = 2 per 6,000 sq. ft.</td>
<td>RM-5 = 3 per 5,000 sq. ft.</td>
<td>RM-4 = 4 per 4,000 sq. ft.</td>
</tr>
</tbody>
</table>

### Height Limitations

<table>
<thead>
<tr>
<th>35 feet/3 stories</th>
<th></th>
</tr>
</thead>
</table>

Density and Height
## MULTI-FAMILY DISTRICTS

<table>
<thead>
<tr>
<th>District</th>
<th>Density per Acre</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limited Density</td>
<td>MF-18</td>
<td>18 units</td>
</tr>
<tr>
<td>Low Density</td>
<td>MF-25</td>
<td>25 units</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>MF-33</td>
<td>33 units</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>MF-40</td>
<td>40 units</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>MF-50</td>
<td>50 units</td>
</tr>
<tr>
<td>Urban</td>
<td>MF-65</td>
<td>65 units</td>
</tr>
</tbody>
</table>
**TASK FORCE**

- **Task force**
  - 16 members
    - Neighborhoods with RM/MF zoning
    - Development community
  - 7 meetings
    - Mar. through Sept.
    - Open to the public
  - Proposed recommendations for compatibility of new development:
    - Height
    - Front setback
    - Street orientation

- **Community meetings:**

- **Next steps:**
  - Survey through SASpeakUp
HEIGHT

CURRENT

- MF-33 = 45 ft. in height
- No restrictions when next to homes (single-family)

PROPOSED

- Restrict height to the maximum in single-family districts:
  - For commercial, office, or multi-family
  - Within 50 ft. of established single-family residential use
FRONT SETBACK

CURRENT

- MF-33 = no minimum front setback
  - Has maximum front setback = 20 ft.
  - Creates inconsistency

PROPOSED

- Minimum setback same as that of adjacent lot:
  - 1/3 of acres or smaller lots
  - Zoned MF-33
  - Abuts single-family use
- Setback for single-family residential = 10 ft.
Street Orientation

Current

- No street orientation requirement for RM & MF districts
  - For front entry
  - Creates an “isolated” neighborhood

Proposed

- Add requirement of front entry oriented to street in RM & MF districts for:
  - Construction of 2 – 4 units in lots 1/3 acres or less
  - Provide walkway
  - Applies to primary structure only
POTENTIAL 2020 UDC AMENDMENTS

Height

% of lot coverage

Attached vs. detached dwellings

Site plan requirements

Water management (LID requirements)

Tabled Topics
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