



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JANUARY 13, 2020 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

ADDENDUM TO THE AGENDA

VII. INTRODUCTION OF ORDINANCES

e. Bill No. 2020-05 – First Reading

An ordinance to amend the City of Florence Unified Development Ordinance Section 2-4.1.3 and Table 2-4.1.3 regarding the requirements for townhome development.

**** *This item may be added to the January 13, 2020 City Council Agenda by a two-thirds vote of the members present and voting.***

FLORENCE CITY COUNCIL MEETING

DATE: January 13, 2020

AGENDA ITEM: Ordinance for proposed text amendments to the City of Florence Unified Development Ordinance Section 2-4.1.3 “Lot and Building Standards” and Table 2-4.1.3 “Lot and Building Standards by Housing Type”

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Proposed text amendments to the City of Florence Unified Development Ordinance Section 2-4.1.3 “Lot and Building Standards” and Table 2-4.1.3 “Lot and Building Standards by Housing Type,” specifically, the requirements for townhome development.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) The text amendments were formally requested by Louie Hopkins (Hopkins Builders) in an effort to amend requirements related to townhome development, more specifically the location of parking lots as well as the front and rear setback requirements.
- (2) On November 12, 2019 Planning Commission held a public hearing on this matter and voted to defer the matter such that City Staff and the applicant could work together to create an amendment which would uphold the intent of the Unified Development Ordinance.
- (3) Upon this rewrite of the proposed amendment, Planning Commission unanimously (6-0) voted to recommend the proposed text amendments regarding townhouse parking.

III. POINTS TO CONSIDER:

- (1) Request is being considered for first reading.
- (2) The purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted February 14, 2011 and updated May 8, 2017, to guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence.
- (3) Townhomes are defined as three or more single-family attached dwelling units arranged in a row and having common side walls. Currently, parking is allowed *via* individual driveways accessed from the street or a rear alley as well as through the development of a rear parking court, as designed to the nonresidential parking lot standards of the Unified Development Ordinance.
- (4) Townhomes are permitted in the following zoning districts: Residential Suburban (RS), Residential General (RG), Residential Urban (RU), General Commercial (CG), Central Business District (CBD), Activity Center (AC), and Neighborhood Conservation 6.3 (NC 6.3).
- (5) Based upon Planning Commission’s recommendation, the applicant and City staff worked jointly to create an amendment allowing townhouse parking lots (courts) within the front yard in the Commercial General (CG) & Activity Center (AC) zoning districts. Front parking lots

are to be buffered from adjacent streets by a Type B Bufferyard (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses.

Additionally, vehicular access must adhere to Section 1-2.8.2H.3 of the Conditional Multifamily Standards, "Vehicular access for the development is not located closer than 300 feet to NC district boundaries, unless separated by a collector or arterial street. The distance must be measured by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the vehicular access of the multi-family development to the nearest boundary of an NC district."

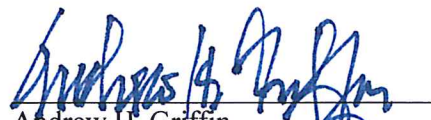
- (6) The parking lot location within residential and downtown zoning designations would not change.
- (7) City staff recommends the proposed amendment for approval based upon the compromise reached, allowing development flexibility while mitigating conflicts with adjacent properties, the streetscape, and the single-family character of townhouse development.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- 1) Proposed Amendments
- 2) Ordinance


Jerry B. Dudley
Planning Director


Andrew H. Griffin
City Manager

Attachment 1: Proposed Amendments

Deletions have been struck through.
 Additions have been underlined and highlighted.

Sec. 2-4.1.3 Lot and Building Standards

- A. **Generally.** The buildable area and the number of dwelling units that is allowed within each neighborhood type is determined by applying the open space ratio and gross density spelled out in Table 2-4.1.1, Residential Development Standards. This is accomplished by multiplying the acreage of the parcel proposed for development by the minimum open space ratio and the maximum gross density. Once the buildable area and dwelling unit count are determined, Table 2-4.1.3, Lot and Building Standards by Housing Type, sets out the lot area and width, building setbacks, and building height and coverage standards for each neighborhood type and housing type. The conventional neighborhood permits only single-family detached dwelling units. Mixed housing types are allowed in cluster and planned neighborhoods where noted as “Mixed Residential” in Table 2-4.1.1, Residential Development Standards. This is to allow for the preservation of open space and protection of natural resources without a material loss of development yield.
- B. **Mixed Housing Types.** In the conventional neighborhoods, the lot area and width, building setbacks, and building height and cover standards are established for each zoning district and neighborhood type. The lot areas are equal to those set out in Table 2-4.1.1, Residential Development Standards. Where noted as “Mixed Residential”, the cluster and planned neighborhoods allow a mixture of detached, attached, and multi-family housing types, subject to the gross density allowed for the respective zoning district and neighborhood type. Set out in **Table 2-4.1.3, Lot and Building Standards by Housing Type**, is the lot area and width, building setbacks, and building height and cover standards for each zoning district and housing type.

Table 2-4.1.3 Lot and Building Standards by Housing Type								
Zoning District and Housing Types	Minimum						Maximum	
	Lot Dimension		Setbacks				Building	
	Area ¹	Width ²	Front ²	Interior Side ³	Street Side	Rear	Height	Cover
Attached and Multi-Family Dwelling Units								
Duplex	9,000 sf.	90'	15'	5'	10'	15'	35'	35%
Over-Under Duplex	8,000 sf.	80'	15'	5'	10'	15'	35'	35%
Multiplex	9,000 sf.	90'	15'	5'	10'	20'	40'	50%
Weak-Link Townhouse	3,750 sf.	44'	10'	0'	6'	20'	35'	60%
Duplex Townhouse	3,200 sf.	40'	10'	0'	10'	10'	40'	75%
<u>Townhouse⁵</u>	2,400 sf.	16'	10'	0'	6'	20'	35'	65%
Apartment, Single Use Building(s)	1,550 sf.	100'	10'	0'	5'	10'	45'	80%
Apartment, Mixed-use Building(s)	See Section <u>2-6.1.1</u> , General Development Standards.							
TABLE NOTES:								
¹ Measured per building for single-family detached, lot-line, duplex and multiplex housing types and measured per unit for townhouse and multifamily housing types								
² A setback of 25 feet is required from the building line to the face of garage doors.								
³ The patio / lot line and duplex housing types are set on one property line with a zero setback. This setback applies to the other side property line.								
Lot-line houses are roughly L-shaped. The interior side setback is a small side yard along the side of the building towards the front of the lot, which may extend for up to 40 percent of the depth of the lot. The remainder of the building must be set back at least 25 ft. or 50 percent of the lot width, whichever is less.								
<u>Within CG and AC zoning designations : Townhomes are allowed front parking lots(courts) to meet off-street parking requirements if buffered from adjacent streets by a Type B Bufferyard (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses. Additionally, vehicular access must adhere to Section 1-2.8.2H.3. of the Conditional Multifamily Standards.</u>								

C. **Illustrative Housing Standards.** Set out in **Figure 2-4.1.3, Housing Standards**, are illustrations of the lot area and width and building setback standards for each housing type that is set out in Table 2-4.1.3, Lot and Building Standards by Housing Type.

1. **Single-Family Detached Home.** These residences for one family that is commonly located on a privately- owned lot, with private yards on each side of the unit. Single-family detached units may also be located on condominium-owned property, surrounded by common open space for use by residents, which serve the same purpose as a private yard. Clustered single-family lots are smaller in size and oriented around common open space.
2. **Patio / Lot Line House.** This is a single-family detached unit that is commonly situated on a smaller lot that orients outdoor activity within rear or side yard patio areas for better use of the site. Only the rear yard is fenced on a patio home, preserving a narrow side yard that is visible from the street. Vehicular access to patio homes may be by way of a street or an alley. The following standards apply:
 - a. The interior side setback shall provide for a usable, combined side and rear yard;
 - b. If the home is configured as a lot line or attached unit, no window shall be permitted on the lot line or attached side of the house unless:
 1. It is framed at a minimum of six feet six inches above the room floor so as not to provide a line of sight into the neighboring yard; or
 2. It is inoperable and composed of glass block or frosted glass.
3. **Duplex Unit.** Duplexes are single-family attached units that include two units that are attached along a common wall (side-by-side) or separated by a floor (over-under) that is not penetrated for the purpose of interior access between the two units. The side-by-side duplex has a common wall (the units may be divided into separate lots along the common lot line for individual fee-simple ownership). The units in an over-under duplex are located on different floors (the units may be accessed via separate outside entrances or through a common foyer area). Vehicular access to duplex units may be by way of a street or an alley.
4. **Townhouses.** Townhouses are three or more single-family attached dwelling units that are commonly arranged in a row with common side walls. Vehicular access to townhomes may be by way of a street or an alley, or rear yard parking courts. Within CG and AC zoning designations, vehicular access may also be by way of parking lots located in the front yard if buffered from adjacent street(s) by a Type B Bufferyard (Table 4-10.3.1). Townhouses may be arranged in rows of four to no more than eight attached units. Fewer than four townhomes may be permitted in a townhome row if:
 - a. The average number of units per townhouse row in the development is four or more; and
 - b. The smaller rows are necessary for an efficient layout of the parcel proposed for development.
5. **Multiplex.** A multiplex is a three- to four-unit building that is constructed to appear as a large single-family detached unit. Individual units in a multiplex are not necessarily separated by a wall that extends from the foundation to the roof. Entrances and garage units are commonly on separate elevations that are accessed by streets, alleys, and/or parking courts so individual elevations do not have more than one entrance of one set of garage doors.
6. **Multi-Family.** The multifamily housing type is commonly in the form of apartments or condominium units that are two to three stories in height. Multi-Family may also be located in the upper floors of vertically mixed-use buildings, which are subject to the standards for nonresidential and mixed use buildings, and not the standards of this Section. Vehicular access to multifamily buildings is via a public street where parking is provided in surface lots (which may include access to private garages) or a parking structure.
7. **Manufactured Home.** Manufactured homes are allowed only in an existing manufactured home park or existing manufactured home subdivision.

ORDINANCE NO. 2020_____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE SECTION 2-4.1.3 “LOT AND BUILDING STANDARDS” AND TABLE 2-4.1.3 “LOT AND BUILDING STANDARDS BY HOUSING TYPE” REGARDING TOWNHOUSE PARKING WITHIN THE COMMERCIAL GENERAL (CG) & ACTIVITY CENTER (AC) ZONING DISTRICTS.

WHEREAS, a public hearing was held in Council Chambers of the City Center located at 324 West Evans Street on November 12, 2019 before the City of Florence Planning Commission, and notice of said hearing was duly given; and

WHEREAS, the purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted February 14, 2011 and updated May 8, 2017, to guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence; and

WHEREAS, the text amendments have been prepared by the Planning, Research, and Development Department in an effort to clarify the intent of the ordinance, preserve the character of existing residential districts regarding townhouse parking standards, and allow for reasonable development within the City; and

WHEREAS, the text amendments contained herein will conditionally allow development of parking lots in the front yard of townhome developments within the CG (Commercial General) and AC (Activity Center) zoning districts.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That the text of the City of Florence Unified Development Ordinance Section 2-4.1.3 “Lot and Building Standards” and Table 2-4.1.3 “Lot and Building Standards by Housing Type” will read in whole as follows:

Sec. 2-4.1.3 Lot and Building Standards

- A. Generally.** The buildable area and the number of dwelling units that is allowed within each neighborhood type is determined by applying the open space ratio and gross density spelled out in Table 2-4.1.1, Residential Development Standards. This is accomplished by multiplying the acreage of the parcel proposed for development by the minimum open space ratio and the maximum gross density. Once the buildable area and dwelling unit count are determined, Table 2-4.1.3, Lot and Building Standards by Housing Type, sets out the lot area and width, building setbacks, and building height and coverage standards for each neighborhood type and housing type. The conventional neighborhood permits only single-family detached dwelling units. Mixed housing types are allowed in cluster and planned neighborhoods where noted as “Mixed Residential” in Table 2-4.1.1, Residential Development Standards. This is to allow for the preservation of open space and protection of natural resources without a material loss of development yield.
- B. Mixed Housing Types.** In the conventional neighborhoods, the lot area and width, building setbacks, and building height and cover standards are established for each zoning district and neighborhood type. The lot areas are equal to those set out in Table 2-4.1.1, Residential Development Standards. Where noted as “Mixed Residential”, the cluster and planned neighborhoods allow a mixture of detached, attached, and multi-family housing types, subject to the gross density allowed for the respective zoning district and neighborhood type. Set out in **Table 2-4.1.3, Lot and Building Standards by Housing Type**, is the lot area and width, building setbacks, and building height and cover standards for each zoning district and housing type.

Table 2-4.1.3 Lot and Building Standards by Housing Type								
Zoning District and Housing Types	Minimum						Maximum	
	Lot Dimension		Setbacks				Building	
	Area ¹	Width ²	Front ²	Interior Side ³	Street Side	Rear	Height	Cover
Attached and Multi-Family Dwelling Units								
Duplex	9,000 sf.	90'	15'	5'	10'	15'	35'	35%
Over-Under Duplex	8,000 sf.	80'	15'	5'	10'	15'	35'	35%
Multiplex	9,000 sf.	90'	15'	5'	10'	20'	40'	50%
Weak-Link Townhouse	3,750 sf.	44'	10'	0'	6'	20'	35'	60%
Duplex Townhouse	3,200 sf.	40'	10'	0'	10'	10'	40'	75%
<u>Townhouse⁵</u>	2,400 sf.	16'	10'	0'	6'	20'	35'	65%
Apartment, Single Use Building(s)	1,550 sf.	100'	10'	0'	5'	10'	45'	80%
Apartment, Mixed-use Building(s)	See Section 2-6.1.1. General Development Standards.							
TABLE NOTES:								
¹ Measured per building for single-family detached, lot-line, duplex and multiplex housing types and measured per unit for townhouse and multifamily housing types								
² A setback of 25 feet is required from the building line to the face of garage doors.								
³ The patio / lot line and duplex housing types are set on one property line with a zero setback. This setback applies to the other side property line.								
Lot-line houses are roughly L-shaped. The interior side setback is a small side yard along the side of the building towards the front of the lot, which may extend for up to 40 percent of the depth of the lot. The remainder of the building must be set back at least 25 ft. or 50 percent of the lot width, whichever is less.								
Within CG and AC zoning designations : Townhomes are allowed front parking lots(courts) to meet off-street parking requirements if buffered from adjacent streets by a Type B Bufferyard (Table 4-10.3.1) and built to meet the requirements of Section 4-9.3.2 Parking Design for Nonresidential Uses. Additionally, vehicular access must adhere to Section 1-2.8.2H.3. of the Conditional Multifamily Standards.								

- C. Illustrative Housing Standards.** Set out in **Figure 2-4.1.3, Housing Standards**, are illustrations of the lot area and width and building setback standards for each housing type that is set out in Table 2-4.1.3, Lot and Building Standards by Housing Type.
1. Single-Family Detached Home. These residences for one family that is commonly located on a privately- owned lot, with private yards on each side of the unit. Single-family detached units may

- also be located on condominium-owned property, surrounded by common open space for use by residents, which serve the same purpose as a private yard. Clustered single-family lots are smaller in size and oriented around common open space.
2. **Patio / Lot Line House.** This is a single-family detached unit that is commonly situated on a smaller lot that orients outdoor activity within rear or side yard patio areas for better use of the site. Only the rear yard is fenced on a patio home, preserving a narrow side yard that is visible from the street. Vehicular access to patio homes may be by way of a street or an alley. The following standards apply:
 - a. The interior side setback shall provide for a usable, combined side and rear yard;
 - b. If the home is configured as a lot line or attached unit, no window shall be permitted on the lot line or attached side of the house unless:
 1. It is framed at a minimum of six feet six inches above the room floor so as not to provide a line of sight into the neighboring yard; or
 2. It is inoperable and composed of glass block or frosted glass.
 3. **Duplex Unit.** Duplexes are single-family attached units that include two units that are attached along a common wall (side-by-side) or separated by a floor (over-under) that is not penetrated for the purpose of interior access between the two units. The side-by-side duplex has a common wall (the units may be divided into separate lots along the common lot line for individual fee-simple ownership). The units in an over-under duplex are located on different floors (the units may be accessed via separate outside entrances or through a common foyer area). Vehicular access to duplex units may be by way of a street or an alley.
 4. **Townhouses.** Townhouses are three or more single-family attached dwelling units that are commonly arranged in a row with common side walls. Vehicular access to townhomes may be by way of a street or an alley, or rear yard parking courts. Within CG and AC zoning designations, vehicular access may also be by way of parking lots located in the front yard if buffered from adjacent street(s) by a Type B Bufferyard (Table 4-10.3.1). Townhouses may be arranged in rows of four to no more than eight attached units. Fewer than four townhomes may be permitted in a townhome row if:
 - a. The average number of units per townhouse row in the development is four or more; and
 - b. The smaller rows are necessary for an efficient layout of the parcel proposed for development.
 5. **Multiplex.** A multiplex is a three- to four-unit building that is constructed to appear as a large single-family detached unit. Individual units in a multiplex are not necessarily separated by a wall that extends from the foundation to the roof. Entrances and garage units are commonly on separate elevations that are accessed by streets, alleys, and/or parking courts so individual elevations do not have more than one entrance of one set of garage doors.
 6. **Multi-Family.** The multifamily housing type is commonly in the form of apartments or condominium units that are two to three stories in height. Multi-Family may also be located in the upper floors of vertically mixed-use buildings, which are subject to the standards for nonresidential and mixed use buildings, and not the standards of this Section. Vehicular access to multifamily buildings is via a public street where parking is provided in surface lots (which may include access to private garages) or a parking structure.
 7. **Manufactured Home.** Manufactured homes are allowed only in an existing manufactured home park or existing manufactured home subdivision.

EXECUTED ON ONE (1) ADDITIONAL PAGE

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted by amending the Zoning Ordinance as shown above.
2. That this Ordinance shall become effective immediately.

ADOPTED THIS _____ DAY OF _____, 2020
Approved as to form:

James W. Peterson, Jr.
City Attorney

Stephen J. Wukela,
Mayor

Attest:

Amanda P. Pope
Municipal Clerk