

Proposed Amendments Relating to the Lloyd-Broad Neighborhood



Board of Aldermen – Public Hearings
June 5, 2018

Background / Order of Proceeding

- The Town has been in communication representatives of the Lloyd-Broad neighborhood regarding concerns with increasing house sizes and associated issues and has prepared a series of draft ordinances to address different aspects of these concerns.
- Occupancy/definition of family
 - Public Hearing – Consideration of LUO Text Amendment relating to Boarding Houses
- Size/scale of residential buildings
 - Public Hearing – Consideration of LUO Text Amendment to establish Lloyd/Broad Overlay District
 - Public Hearing – Consideration of LUO Map Amendment (Rezoning) to place new Overlay District on neighborhood
- On-street parking
 - Consideration of Town Code Amendments to prohibit parking along sections of Starlite Drive

Background, continued

- Mailed notice sent to owners/residents within 1000 feet of overlay district boundaries.
- Staff has received some inquiries/comments.
- Public Hearing to consider LUO Text Amendment relating to Reasonable Accommodations is scheduled for June 26th.
- Board may wish to hear the staff presentation for all four items, open the public hearings and receive comments, and defer decisions until June 26, 2018.

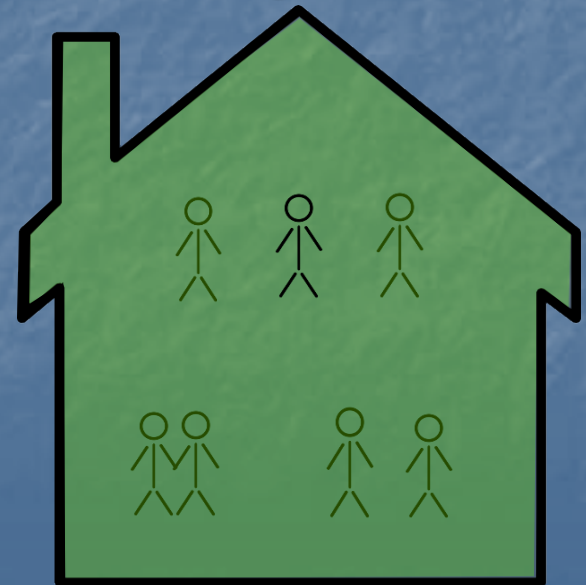
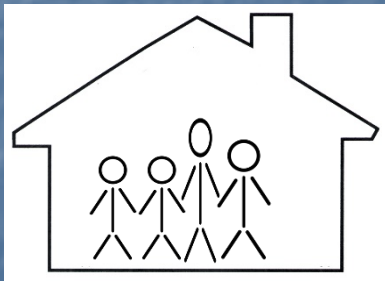
Proposed LUO Text Amendment Relating to Boarding Houses & Rooming Houses

Board of Aldermen – Public Hearing (1)

June 5, 2018

Proposed Amendment – Boarding Houses (1)

- Boarding House (long-term rental)
 - Proposed language clarifies the definition of a boarding or rooming house in relation to both the number of rooms available to be rented (more than 2), and
 - The number of unrelated individuals living in the overall dwelling unit (more than 4).
- Family
 - Proposed language amends the definition of family by distinguishing a potential group of unrelated individuals in a boarding house as something different from a group of people living together as a family unit.



- As written these provisions will apply to all residential occupancies.

Proposed Amendment – Boarding Houses (1)

■ Article II, Definitions and Interpretations

- (11) Boarding House – A residential use consisting of at least one dwelling unit having more than two rooms that are rented out or are designed or intended to be rented but which rooms, individually or collectively, do not constitute separate dwelling units, and which is occupied by more than four unrelated individuals. A rooming house or boarding house is distinguished from a tourist home in that the former is designed to be occupied by longer term residents (at least month-to-month tenants) as opposed to overnight or weekly guests, and is distinguished from a “group home” which is typically licensed or registered with the State and in which the residents live together under the care, control or supervision of another person or entity.
- (39) Family - One or more persons living together as a single housekeeping unit, provided that more than four persons not related by blood (within four degrees of consanguinity), marriage or law living in a rooming house or a boarding house shall not be considered a “family” for the purposes of this ordinance.

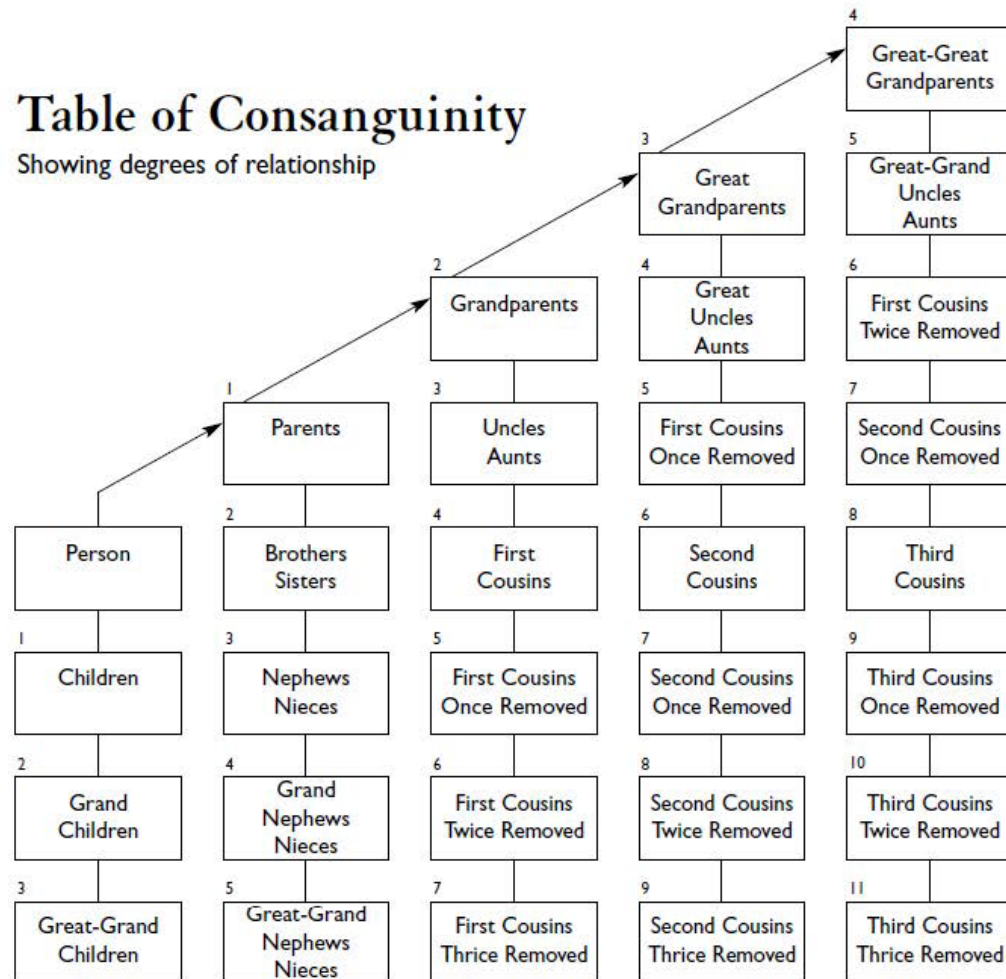
TABLE OF PERMISSIBLE USES

Last Amended: 6/27/17

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, IO	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
1.000 Residential																						
1.100 Single Family Residences																						
1.110 Single Family Detached																						
One Dwelling Unit Per Lot																						
1.111 Site Built/Modular	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z					Z				Z	Z
1.112 Class A Mobile Home			Z	Z	Z	Z	Z										Z					
1.113 Class B Mobile Home																						
1.120 Single Family Detached																						
More Than One Dwelling																						
Unit Per Lot																						
1.121 Site Built/Modular	*	*	*	*	*	*	*		*	*	*	*					*				*	*
1.122 Class A Mobile Home			*	*	*	*	*															
1.123 Class B Mobile Home																						
1.200 Two-Family Residences																						
1.210 Two-Family Conversion	*	*	*	*	*	*	*	*	*	*	*	*					*				*	*
1.220 Primary Residence with																						
Accessory Apartment	*	*	*	*	*	*	*	*	*	*	*	*					*				*	*
1.230 Duplex	*	*	*	*	*	*	*	*	*	*	*	*					*				*	*
1.231 Maximum 20% units																						
> 3 bedrms/du	*	*	*	*	*	*	*	*	*	*	*	*					*				*	*
1.232 No bedroom limit	*	*																				
1.240 Two Family Apartment	*	*	*	*	*	*	*	*	*	*	*	*					*				*	*
1.241 Maximum 20% units																						
> 3 bedrms/du	*	*	*	*	*	*	*	*	*	*	*	*					*				*	*
1.242 No bedroom limit	*	*																				
1.300 Multi-Family Residences																						
1.310 Multi-Family Conversion	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC					SC				SC	SC
1.320 Multi-Family Townhomes	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC					SC				SC	SC
1.321 Maximum 20% units																						
> 3 bedrms/du	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC					SC				SC	SC
1.322 No bedroom limit	SC	SC																				
1.330 Multi-Family Apartments	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC					SC				SC	SC
1.331 Maximum 20% units																						
> 3 bedrms/du	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC					SC				SC	SC
1.332 No bedroom limit	SC	SC																				
1.340 Single-Room Occupancy	SC							SC	SC	SC	SC						SC					
1.400 Group Homes																						
1.410 Fraternities, Sororities,																						
Dormitories and Similar																						
Housing	C	C	C	C	C	C	C		C	C							C					
1.420 Boarding Houses,																						
Rooming Houses	S	S	S	S	S	S	S		C	S							C	C				
1.430 Adult Care Home, Class A	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z					Z	Z			Z	Z
1.440 Adult Care Home, Class B	S	S	S	S	S	S	S		Z	Z							Z	S				
1.450 Child Care Home, Class A	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z					Z	Z			Z	Z
1.460 Child Care Home, Class B	S	S	S	S	S	S	S		Z	Z							Z	S				
1.470 Maternity Home	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z					Z	Z			Z	Z
1.480 Nursing Care Home	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z					Z	Z			Z	Z
1.500 Temporary Residences																						
1.510 Tourist Homes and other																						
Temporary Residences																						
Renting Rooms for																						
Relatively Short																						
Periods of Time	S	S	S	S						S									C			
1.600 Homes Emphasizing Services,																						
Treatment or Supervision																						
1.610 Temporary Homes for the																						
Homeless		S	S				S	S		S	S	S										
1.620 Overnight Shelters for																						
Homeless								S		S	S	S										
1.630 Senior Citizen Residential																						
Complex				C	C																	
1.700																						
1.800																						

Table of Consanguinity

Showing degrees of relationship



Proposed LUO Text Amendment Establishing Lloyd/Broad Overlay District

Board of Aldermen – Public Hearing (2)

June 5, 2018

Proposed Amendment – Overlay District (2)

■ Lloyd/Broad Overlay District

- Proposed text amendment would establish a new overlay district for the Lloyd-Broad neighborhood to guide new development for compatibility with the existing fabric in terms of size, scale and placement on the lot.
- Adoption of draft ordinance creates district in Land Use Ordinance, subsequent adoption of map amendment would place overlay district on to neighborhood.
- Concept of overlay district could be applied elsewhere, subject to regulations specific to neighborhood.

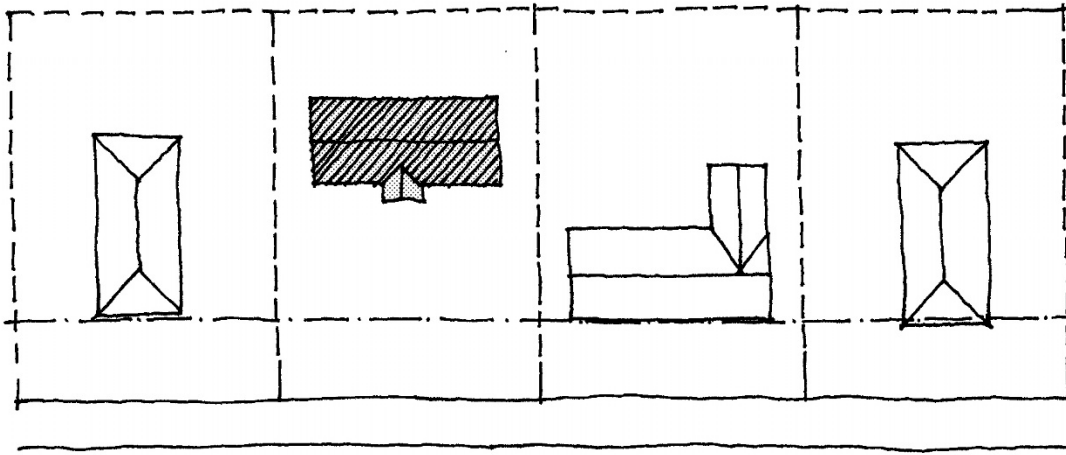
Proposed Amendments – Overlay District (2)

- Article IX, Zoning Districts and Zoning Map
- New Section 15-143.5 Lloyd/Broad Overlay District
 - a) Purpose statement – to protect and preserve character, and to establish special height, setback, mass and parking requirements
 - b) Reminder that as overlay district underlying zoning regulations still apply except as modified/superseded by requirements of district.

Proposed Amendments – Overlay District (2)

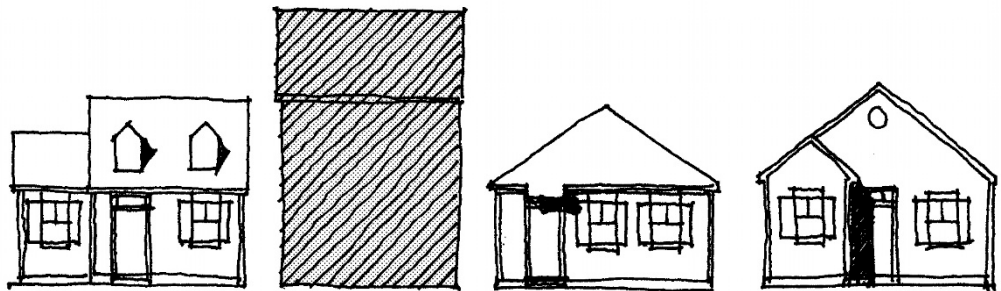
- Article XII, Density and Dimensional Regulations
- New Section 15-185.2 Lloyd/Broad Overlay District Requirements
 - The minimum front yard setback requirement applicable to lots within this District is 15 feet.
 - The maximum height of any structure within this District shall be a vertical distance of twenty-five (25) feet measured from the floor of the main story of the residence at the front elevation to the top of the roof above the floor. Habitable basements, crawl spaces or garages beneath the finished first floor of the dwelling unit are not permitted.
 - The maximum lot coverage of buildings or structures on the lot, including garages, shall not exceed twelve percent (12%) of the lot area or 1,000 square feet, whichever is less.
 - Each improved lot must have at least two parking spaces plus one additional parking space for every three hundred feet (300) of heated living area in excess of 1,000 square feet. A minimum of 600 square feet lot area must be available for parking.

Explanation of Placement/Size/Scale “At a Glance”



SETBACKS

HEIGHT



Comparison/compilation of dimensional standards

R-7.5

- Front Setback - 25
- Maximum Height - 35 from first floor of main story at front elevation to top of the roof
- Maximum Lot Coverage Non applicable
- On-site Parking Requirements Single Family-2 spaces + 1 space per rented room

R-7.5 with Overlay

- Front Setback - 15
- 25 from first floor to ridge
- 12% of lot or 1000 sq ft whichever is less
- 2 spaces + 1 per every 300 sq ft of heated living area in excess of 1000 sq ft. **

R-7.5 with Overlay/ Neighbor Comments

- 15 – 25; stepback for upper stories
- 22 from first floor to ridge
- 1,750 sq ft
- Define the usability of parking so as to ensure parking areas are used and their configuration does not encourage on-street parking.

Note: all measurements in feet; **= additional provisions for duplex, multi-family

Proposed LUO Map Amendment to Place new Lloyd/Broad Overlay District on Neighborhood

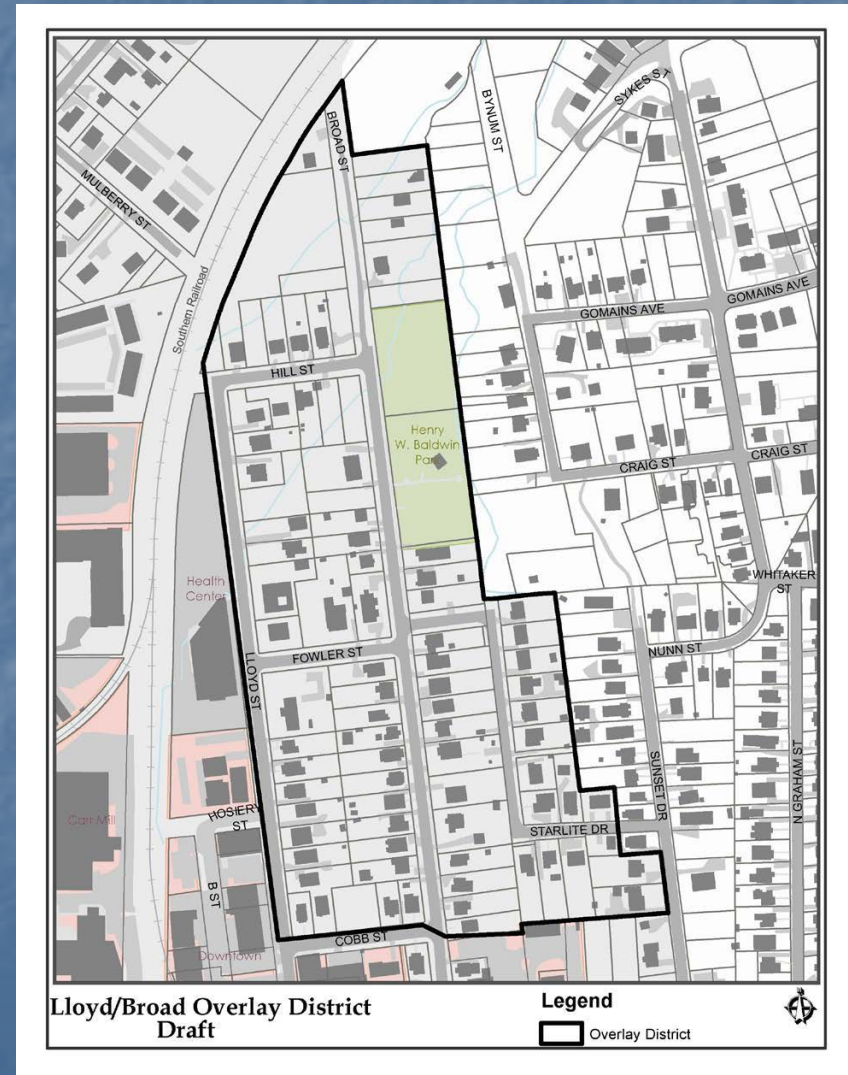
Board of Aldermen – Public Hearing (3)

June 5, 2018

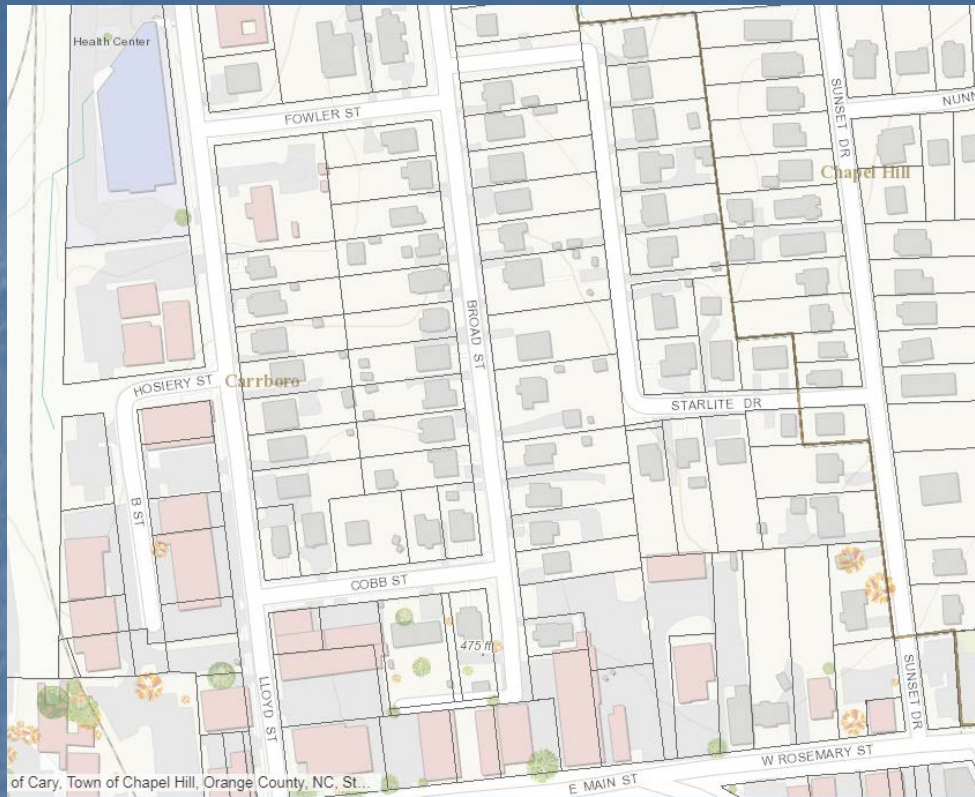
Proposed Map Amendment – Placing Overlay District on Neighborhood (3)

■ Lloyd/Broad Overlay District

- Proposed map amendment would place zoning overlay district on approximately 90+ properties.
- Changes to existing buildings and new construction would be subject to dimensional requirements per Overlay District—relating to size, scale and placement on the lot.



Lloyd-Broad Neighborhood

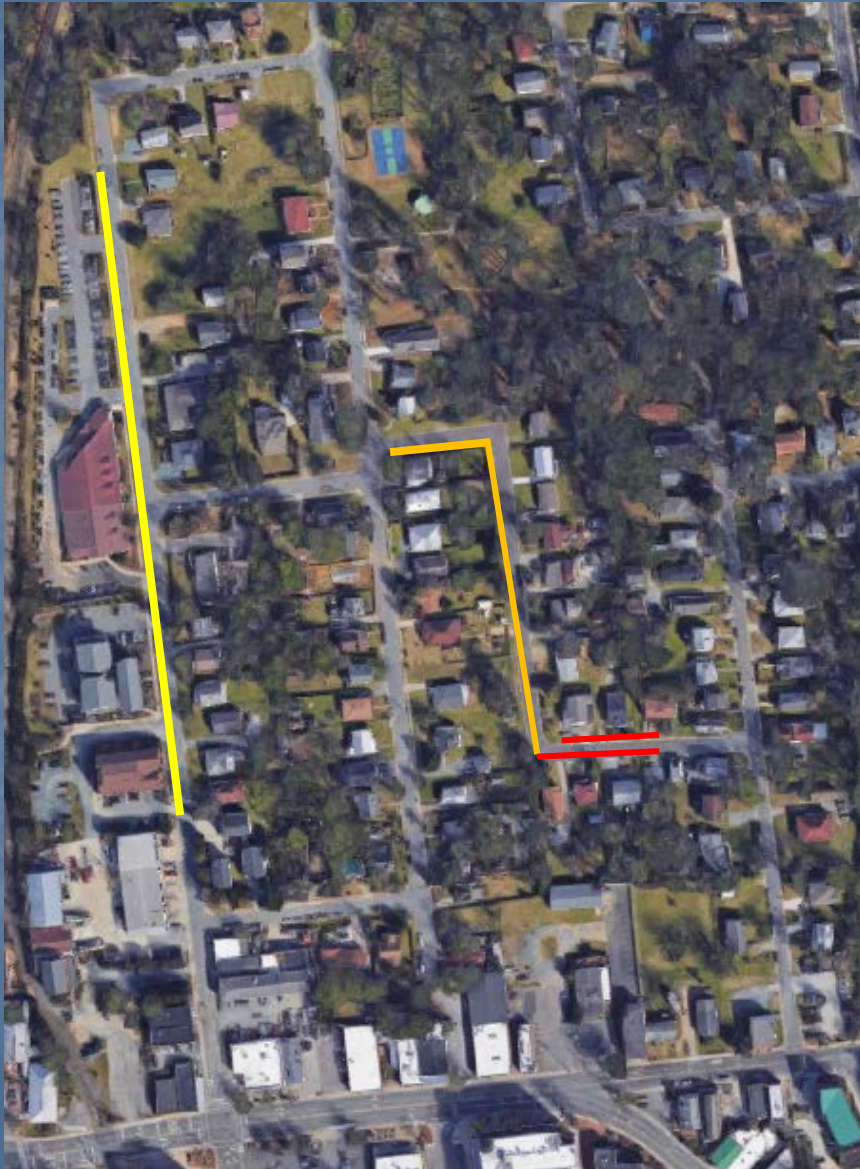


Consideration of Town Code Amendments Relating to On-Street Parking in Lloyd/Broad Neighborhood

Board of Aldermen (4)

June 5, 2018

Proposed Modifications



West Side of Lloyd Street
Unaffected by Town Code Amendment, conflicting or confusing signs to be review and removed if necessary.

South/West Side of Starlite Drive
Town Code Amended for Clarity, parking will remain prohibited at this location.

Both Sides of Starlite Drive
Town Code Amended to prohibit parking based on input from Police and Fire Department staff indicating significant impedance to emergency vehicle access due to the limited street width.

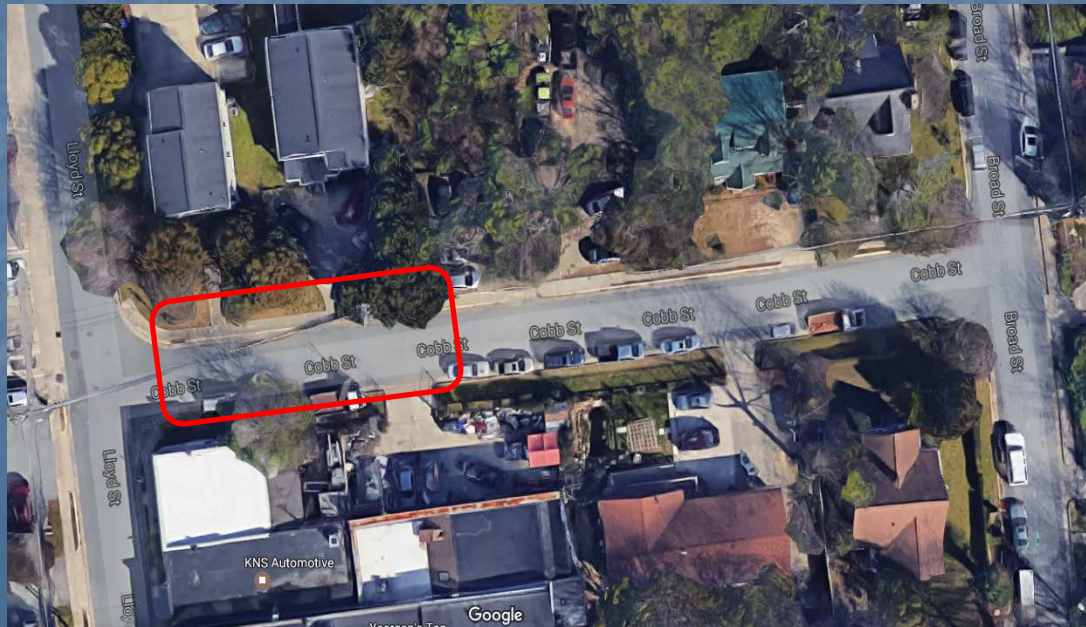
Lloyd Street Parking Signs



Cobb Street Loading Area

Possible Amendment

Section 6-19(b)(q) - Remove mid-block no parking sign to allow additional parking toward the western end of the street.



Notes from Neighborhood Meetings

- Neighborhood meetings were held on May 7th and May 21st.
- Citizens in attendance outlined several modifications to the draft ordinance as follows:
 1. Set a maximum square footage limitation for buildings of 1,750 square feet rather than the combined square footage and lot coverage percentage, which will allow a larger single story building, if of interest to an owner.
 2. Set maximum and minimum right-of-way setbacks of 25 and 15 feet.
 3. Establish a setback provision for upper stories.
 4. Set the maximum building height at 22 feet.
 5. Define the usability of parking so as to ensure parking areas are used and their configuration does not encourage on-street parking.

Procedural Notes

- Text and Map amendments (rezonings) are legislative decisions and require a public hearing before making a decision.
- The draft ordinances for the text amendments (Boarding Houses, and Establishment of Overlay Zone) were presented at the Joint Review meeting on May 3rd and referred to Orange County; comments are provided.
- The draft ordinance for the map amendment (rezoning) was presented to the Planning Board on May 17th; comments are provided.
- Consistency resolutions and draft ordinances are provided for all three draft amendments. A draft Town Code amendment relating to on-street parking is also provided.
- The Board may wish to receive public comments, continue the public hearings until June 26th and direct staff on possible revisions.

Other Considerations

Possible Opportunities	Possible Challenges
Retain Existing Character of Neighborhood w/ regard to scale	Limit Opportunities for Redevelopment
Stabilize Property Values/taxes	Reduce Market Opportunities at Sale
Retain Affordable Housing for Existing Owners	Reduce Larger-Scale Affordable Housing Redevelopment Projects
Small Homes/Small Duplexes	Limits on Two-story Duplexes