

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Russell Martin, AICP, Senior Planner
Caitlin Crowe, Planner I

Date: September 25, 2018

CC: Tammi Saddler- Jones – City Administrator

RE: **Zoning Code Amendment – R-8 & R-10 Zoning Districts**

BACKGROUND

The Community Development Department recently reviewed the list of allowable residential districts as part of a recommendation from the 2040 Comprehensive Plan. The consultant of the 2040 Comprehensive believed the RAD zoning district had become the city's catch-all zoning district for single-family residential development because the Zoning Ordinance had not been amended to account for denser single-family residential development with densities between 3.4 and 6 units per acre. The consultant proposed looking into adding or modifying zoning districts to accommodate these changes. In addition, these proposed changes in the single-family residential zoning districts may provide for an opportunity to address housing affordability. Community Development has proposed two new single-family residential zoning districts (R-10 & R-8) to address the issues described above.

ANALYSIS

The City's Zoning Ordinance does not currently have a residential zoning district for detached single-family homes on lots less than 12,000 square feet (up to 3.4 units per acre). Therefore, in order for developers and homeowners to have a smaller lot size, they need to rezone the property to RAD (6 units per acre). This gap between the R-12 and RAD zoning districts, with respect to density, has made RAD the catch-all district for all the recent infill development. In addition, since there are currently no single-family residential zoning districts to address the developments between 3.4 and 6 units per acre, it creates more variances during the zoning process as developers try to modify the existing code to fit their housing product. By establishing the new R-10 (up to 4 units per acre) and R-8 (up to 5 units per acre), the zoning districts can be created to address current development practices to reduce the need for variances and create more uniform development.

The setback and yard requirements will be discussed in a subsequent code amendment with the RAD zoning district.

STAFF COMMENTS

The Zoning Ordinance amendment was heard by the Planning and Zoning Board on August 13, 2018. It was recommended for approval by a vote of 6-0.

Community Development has reviewed the City's Zoning Ordinance with respect to residential single-family zoning districts and is proposing code amendments to create two new residential zoning districts. The proposed amendments include:

- 1) The creation of the R-10 zoning district; and
- 2) The creation of the R-8 zoning district.

Community Development recommends **approval** of the following code amendments to Section 703 of the City's Zoning Ordinance:

Article VII of the Zoning Ordinance shall be amended to add two new residential zoning districts call R-8 (Section 703-C) & R-10 (Section 703-B). The proposed sections shall read as follows (amended portions are highlighted).

ARTICLE VII. - USE PROVISIONS

Sec. 703-A.- [R-12,] single-family residential district.

The R-12 district is comprised primarily of existing low-medium density residential areas of the City of Smyrna and vacant or open area where similar residential development appears likely to occur. The intent of this section, in establishing the R-12 district, is to preserve and protect existing development and to encourage similar and complementary type residential development together with associated recreational, religious, and educational facilities.

Within any R-12 residential district, the following uses shall be permitted:

(703-A.1) All uses permitted in the R-15 residential district.

Editor's note- Section 1 of an ordinance adopted December 29 1977, enacted provisions designated as sections 703.1.1 and 703.1.1.1., which the editor has redesignated as 703-A and 703-A.1 in order to avoid confusion in the numbering system and to facilitate future expansion of the sections.

Sec. 703-B.- [R-10,] single-family residential district.

The intent of this section, in establishing the R-10 district, is to promote the development of affordable single-family, owner-occupied detached dwelling units at a medium density.

Within any R-10 residential district, the following uses shall be permitted:

(703-B.1) All uses permitted in the R-12 residential district.

Sec. 703-C.- [R-8,] single-family residential district.

The intent of this section, in establishing the R-8 district, is to promote the development of affordable single-family, owner-occupied detached dwelling units at a medium-high density.

Within any R-8 residential district, the following uses shall be permitted:

(703-C.1) All uses permitted in the R-10 residential district.

Sec. 704.- RAD, single-family residential attached and/or detached district.

The intent of this section, in establishing the RAD district, is to promote the development of single-family, owner-occupied attached and/or detached dwelling units at a low-medium density.

Within any RAD residential district, the following uses shall be permitted:

(704.1) All uses permitted in the R-12 residential district.

(704.2) Single-family attached dwellings which shall be owner-occupies.

(704.3) Single-family attached subdivision in accordance with the provisions of section 1013.