

DRAFT Affordable Housing Density Bonus Language: PROPOSED MOTION by Commissioner Kaufman

City of Key West, City Commission Meeting, December 2, 2020

Item 19. Ordinance to modify Comprehensive Plan policies: Motion to approve “Option 1” to include staff and Planning Board changes from 1st reading to second reading with further modifications to residential density requirements as described below:

Table 1-1.1.5

In order to prevent an inadvertent increase in maximum density or intensity that might result from combining multiple zoning districts into a single Future Land Use District, the maximum number of dwelling units per acre and floor area ratio are established as of January 1, 2012. Social service special needs and group homes shall be measured in FAR, not units per acre.

HISTORIC COMMERCIAL FUTURE LAND USE DISTRICT			
Zoning District	Density	Intensity	Uses & Limitations
(HNC) Historic Neighborhood Commercial	Maximum 16 dwelling units per acre.	Maximum of 1.0 FAR.	Allowable uses in areas zoned HNC are in accordance with Policy 1-1.1.9.
(HNC-1) Historic Neighborhood Commercial		Maximum of 1.0 FAR.	
(HNC-2) Historic Neighborhood Commercial		Maximum of 0.9 FAR.	
(HNC-3)Historic Neighborhood Commercial		Maximum of 0.8 FAR.	

<u>(HNC-4) Historic Neighborhood Commercial Bahama Village Truman Waterfront</u>	Maximum of 16 dwelling units per acre*	Maximum of 1.0 FAR.	Allowable uses in areas zoned HNC are generally in accordance with Policy 1-1.1.9 and the HNC-4 zoning district shall accommodate neighborhood scale mixed use development with a base density of sixteen dwelling units per acre (16 du/acre). A density bonus of up to forty dwelling units per acre (40 du/acre) with the provision of deed restricted affordable housing in conformance with Policy 3-1.1.7. Density bonuses are solely for affordable housing. Market rate housing will be restricted to the maximum of 16 dwelling units per acre. Linkage exceptions shall not be permitted.
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The above table is an excerpt of Table –1-1.1.5 containing the proposed Comprehensive Plan Amendment

Policy 1-1.1.9:

Areas zoned Historic Neighborhood Commercial within the Historic Commercial Future Land Use District are intended to accommodate both residential and neighborhood commercial uses typically located along major thoroughfares which lead into or are adjacent to the central core commercial area of the City of Key West. Residential activities within this designated area include single family and duplex structures and multiple-family structures. Commercial uses generally permitted in the area include:

1. Professional offices
2. Restaurants;
3. Banking and financial institutions;
4. Personal service shops;
5. Specialty shops;
6. Retail sales and services, excluding automotive sales and services as well as drive-in or drive-through restaurants, theaters or other drive-in facilities which potentially generate similar traffic flow problems;
7. Transient living accommodations and guest cottages (excepting HNC-2 and HNC-4 areas which do not allow transient uses); and
8. Other similar uses which shall be identified in the Land Development Regulations.

The HNC zoned areas may also accommodate community facilities.

These predominantly neighborhood-scale commercial uses are generally concentrated along portions of the following four corridors:

1. Simonton Street: from Caroline Street south to United Street.
2. Truman Avenue: from Simonton Street northeast to White Street.
3. White Street: from Truman Avenue south to United Street, and from Eaton to Southard Street.
4. The Petronia Street Corridor from near Duval Street to Emma Street.

In order to manage the impacts of future development on transportation and public facilities, the City shall limit the intensity of development within areas zoned "Historic Neighborhood Commercial" (HNC) by establishing the following thresholds within the HNC-1, HNC-2, and HNC-3 sub-districts, respectively:

1. Within areas zoned HNC-1, a FAR of 1.0.
2. Within areas zoned HNC-2, a FAR of 0.9.
3. Within areas zoned HNC-3, a FAR of 0.8.
4. Within areas zoned HNC-4, a FAR of 1.0

Within HNC areas redevelopment or conversion of permanent housing structures to transient residential (excepting HNC-2 and HNC-4 areas which do not allow transient uses), office, or other allowable commercial uses shall be permitted only if no on-site reduction in housing units for permanent residents occurs. The allowable maximum residential density shall be 16 units per acre except as provided below. The maximum intensity for nonresidential activities shall not exceed a floor area ratio of 1.0 as stratified above (.8, .9, or 1.0) considering floor area allocated to all such uses. Performance standards shall be included in the Land Development Regulations which restrict the allowable neighborhood commercial uses to very limited square footage in order to maintain land use compatibility with residential uses in the vicinity. In addition, the performance standards shall incorporate other qualitative and quantitative standards which protect residential properties.

The HNC-4 zoning district shall accommodate neighborhood scale mixed use development that shall include mixed income and affordable workforce housing with a base density of sixteen dwelling units per acre (16 du/acre). A density bonus of up to forty (40) dwelling units per acre (40 du/acre) shall be allowed for the development of affordable work force housing in compliance with Article V, Division 10, Work Force Housing.

At least 30% of any new multi-family development in this district shall be deed-restricted affordable workforce housing pursuant to Section 122-1467 requirements for affordable workforce housing, however, linkage exceptions shall not be permitted for mixed-use or multi-family developments.

Item 20. Ordinance to modify Land Development Regulations: Motion to approve “Option 1” to include staff and Planning Board changes from 1st reading to second reading with further modifications to residential density requirements as described below:

Subdivision V. - Historic Neighborhood Commercial District Bahama Village Truman

Waterfront (HNC-4)

Sec. 122-871. - Intent.

- a. The Historic Neighborhood Commercial – Bahama Village Truman Waterfront (HNC-4) zoning district shall expand the Bahama Village community and link Historic Bahama Village with the Truman Waterfront. This mixed use zoning district shall provide open spaces linked with multimodal green ways, public access to Truman Waterfront, affordable housing, neighborhood retail, social services, and historical and educational nodes that shall serve as an extension of the neighborhood fabric of Bahama Village. Locally owned and operated neighborhood scale markets, commercial shops, and restaurants shall be encouraged, while high intensity commercial uses shall not be accommodated.
- b. The HNC-4 zoning district shall accommodate neighborhood scale mixed use development that shall include mixed income and affordable workforce housing with a base density of sixteen dwelling units per acre (16 du/acre). A density bonus of up to forty (40) dwelling units per acre (40 du/acre) shall be allowed for the development of affordable work force housing in compliance with Article V, Division 10, Work Force Housing.

At least 30% of any new multi-family development in this district shall be deed-restricted affordable workforce housing pursuant to Section 122-1467 requirements for affordable workforce housing, however, linkage exceptions shall not be permitted for mixed-use or multi-family developments.

Sec. 122-875. – Dimensional requirements.

The dimensional requirements in the historic neighborhood commercial district Bahama Village Truman Waterfront (HNC-4) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:

(1) Maximum density: sixteen dwelling units per acre (16 du/acre). However, for the development of workforce affordable housing, a density bonus of up to forty (40) dwelling units per acre (40 du/acre) will be allowed in compliance with Article V, Division 10, Work Force Housing.

Sec. 122-1151. - Size and dimension.

Size and dimension regulations for zoning districts shall be as follows:

TABLE OF SIZE AND DIMENSION REGULATIONS

District	Minimum Area (sq. ft.)	Minimum Width (sq. ft.)	Minimum Depth (sq. ft.)	Impervious Surface Ratio	Maximum Building Coverage	Minimum Setback Requirements				Maximum Height (feet)	Max Floor Area Ratio	Maximum Density (du/acre)
						Front (feet)	Street Side (feet) ¹	Side (feet)	Rear ² (feet)			
<i>Residential</i>												
LDR-C low density residential coastal	1 acre	100	100	50	40	30	15	15 ³	25	30	n/a	1
MDR-C medium density residential coastal ⁴	½ acre	70 ⁵	100	50	40	30 ⁶ 30	10 20	7 ³ 20	20 25	30	n/a	8
SF single-family residential ⁴	6,000 ⁷ ½ acre ⁴	50 100	100 100	50 60	35 ⁷ 40	30 ⁶ 30	10 20	5 15	25 25	25 ²⁰ 25	n/a n/a	8
MDR medium density residential	½ acre 1 acre	70 ⁵ 80	100 100	50 60	35 40	30 ⁶ 30	10 25	7 25	20 25	35	n/a	16
HDR high density residential	1 acre 1 acre	70 ⁵ 80	100	60	40	30 ⁶ 30	10 25	7 25	20 25	40	n/a	22
HDR-1 high density residential college road	1 acre	80	100	60	40	20	10	10	10	25*	NA	40
*Unless otherwise increased by referendum												
<i>Commercial</i>												
CL limited commercial	10,000	70	100	60	40	25 ⁸	20	15 ³	25 ⁸	40	0.8	16
CG general commercial	15,000	150	100	60	40	25 ⁸	20	15 ³	25 ⁸	40 ⁹	0.8	16

CT tourist commercial	30,000	150	100	60	40	25 ⁸	20	15 ³	25 ⁸	40	0.8	16
RO residential/office	10,000	70	100	60	40	30	15	15	25	35	0.8	16
PRD planned redevelopment/d development ¹⁰	1 acre	n/a	n/a	60	40	25 ⁸	20	20	40	35	0.8	8
HMDR historic medium density residential ²¹	4,000	40	90	60	40	10	7.5	5	15	30	1.0	16
HSMDR historic special medium density residential	5,000	50	100	60	40	10	7.5	5	15	30	1.0 ²²	8.6
HHDR historic high density residential ²¹	4,000	40	90	60	50	10	5	5 ¹¹	20	30	1.0	22
HRCC-1 historic commercial core, Duval GS ²¹	4,000	40	100	70	50	0	0	2.5	10	35 ¹⁹	1.0	22
HRCC-2 historic commercial core, KW Bight ^{12, 21}	5,000	50	100	60 ¹²	50	10	7.5	5	15 ²	35 ¹²	0.5	8 ¹³
HRCC-3 historic commercial core Duval OS ²¹	4,000	40	90	60	50	5	7.5	5	15	35 ¹⁹	1.0	22
HRCC-4 historic residential commercial core-4	n/a	n/a	n/a	50	30	7.5	7.5	7.5	7.5	35	0.8	n/a
HNC-1 historic neighborhood commercial ²¹	4,000	40	100	60	50	5	7.5	5	15	35	1.0 ¹⁴	16

HNC-2 historic neighborhood commercial ²¹	4,000	40	90	60	40	10	7.5	5	15	30	1.0 ¹⁴	16
HNC-3 historic neighborhood commercial ²¹	4,000	40	90	60	40	0	7.5	5	15	30	1.0 ¹⁴	16
<u>HNC-4 historic neighborhood commercial ²¹</u>	<u>4,000</u>	<u>40</u>	<u>100</u>	<u>70</u>	<u>50</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>10</u>	<u>35</u>	<u>1.0 ¹⁴</u>	<u>16²³</u>
HCT historic commercial tourist ^{17, 21}	10,000	75	100	70	50	5	5	5	10	35	1.0	22
HRO historic residential office ²¹	5,000	50	100	60	50	5	5	5	10	30	1.0 ¹⁴	16
HPS historic public/semipublic service ²¹	5,000	50	100	50	40	20	10	5 ¹¹	20 ²	25	1.0	16
HPS-1 historic public and semi-public service-1	n/a	n/a	n/a	50	30	7.5	7.5	7.5	7.5	25	0.8	n/a
HPRD historic planned redevelopment/development ²¹	1 acre	50	100	50	40	5	5	2.5	10	35	1.0	22
PS public/semipublic service	6,000	50	100	50	40	20	15	15	20 ²	25	0.8 ¹⁵	n/a
A airport	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	¹⁶	0.3	n/a
C conservation	10 acres	n/a	n/a	5	5	¹⁸	¹⁸	¹⁸	¹⁸	25	0.01	0.1

Footnotes:

23 - The HNC-4 zoning district shall accommodate neighborhood scale mixed use development that shall include mixed income and affordable workforce housing with a base density of sixteen dwelling units per acre (16 du/acre). A density bonus of up to forty (40) dwelling units per acre (40 du/acre) shall be allowed for the development of affordable work force housing in compliance with Article V, Division 10, Work Force Housing.

(Ord. No. 97-10, § 1(2-5.9), 7-3-1997; Ord. No. 09-06, §§ 3—5, 4-7-2009; Ord. No. 10-04, §§ 20, 21, 1-5-2010; Ord. No. 12-33, § 4, 9-18-2012; Ord. No. 13-25, § 3, 12-3-2013; Ord. No. 18-04, § 4, 2-7-2018; Ord. No. 19-15, § 2, 5-21-2019)

**Coding: Added language is underlined; deleted language is ~~struck through~~ at first reading.*