

# Memo

**To:** Planning Commission  
**From:** Rita McMahon, Consultant  
**cc:** Brad Bryan, Solicitor  
**Date:** August 16, 2018  
**Re:** Multi-Family Housing

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As requested at the last meeting, the following are several options to consider on how to address the issue of multi-family uses in the Village. It is possible to develop modifications to each option or to combine elements of various options to create new possibilities. As I have previously stated, I do not believe the Village is obligated to include this type of housing. However, if you wish to provide multi-family as an option then additional controls are appropriate. I have also provided some suggestions for addressing the two and three family housing types and a smaller housing option.

## **OPTIONS FOR MULTI-FAMILY**

### **OPTION 1**

Continue the Mixed Use District as currently designated in Zoning Code. The area zoned Mixed Use District contains 21.14 acres of land. Various commercial and industrial uses are permitted by right in the district. Single Family housing is also a permitted use, however two-family, three-family, townhouses and stacked flats, and multi-family dwellings are conditional uses. The two and three family dwellings must be designed to look like a single family home. There is no maximum density established for one, two and three family homes in this district. The density is a function of the ability to meet the other code requirements and whether or not sewer service is available. The multi-family development in the district may be built to a density of 12 units per acre. Multi-family is defined as a building having four (4) or more units. Townhouses and stacked flats may be built to a density of 8 units per acre. The Code does not define townhouse or stacked flat. There is no limit on how much of the area may be developed as residential.

### **OPTION 2**

Permit multi-family in Mixed Use District but limit the amount of the development that may be multi-family as compared to other residential uses or the commercial or industrial uses. The Code could be amended to limit the amount of land area or the number of units that would be multi-family. This could be a percentage of the total land area, for example as 20% or 4.23 acres. Based on the current density permitted in the Mixed Use district that would allow 50 multi-family units.

**OPTION 2A**

A variation on the previous option would be to limit the total amount of residential development in the mixed use district regardless of the type. The Code could be amended to limit all the residential development of Mixed Use District to a maximum percentage of land area. It could be further limited to indicate not more than a certain percentage of that residential land area maybe multi-family. For example, not more than 50% of the total land area may be developed residential and not more than 20% of the residential may be multi-family.

**OPTION 3**

Eliminate the multi-family from the Mixed Use District but permit the other residential uses in that area. This would eliminate development of buildings with more than 4 units in the Village.

**OPTION 4**

Continue to permit the development of multi-family as presently defined by the Zoning Code but increase the minimum square footage required per unit. For example:

Multiple family dwellings shall comply with the following minimum floor area requirements per unit:

	Current Requirements	Possible Requirements
Unit with one bedroom	400 sq. ft.	750 sq.ft.
Unit with two bedrooms	550 sq. ft.	900 sq.ft.
Unit with three or more bedrooms	700 sq. ft.	1100 sq.ft

**OTHER OPTIONS**

If it is determined that buildings with four (4) or more units are not compatible with the character of the Village, changes to the standards for the two and three family dwellings could be a solution to supporting more diversity of housing and population.

**OPTION A**

Permit the development of two-family and three-family buildings, in addition to the single family, in the R-1 and R-2 district. This could be a permitted or conditional use. The code would need to be amended to require site design control, lot size standards, provisions for adequate sewer and water service, density standards and building design controls. A minimum lot size could be established for a property to employ this development. For example you could require a minimum parcel of 5 acres to permit any development other that single family.

**OPTION B**

Permit the development of two-family and three-family buildings, in addition to the single family, in just the R-1 district. Similar to Option 4, standards would need to be developed relating to design, utility capacity, etc.

**OPTION C**

Permit the development of units above commercial buildings in the commercial district and the mixed use district. Controls would need to be established to limit the number of units in a building, access, size of units etc. A conditional use permit should be required to help control this use.

#### **OPTION D**

Create a small unit housing style such as a “cottage” that would be permitted in the R-2 “Small Town” Residential District. The cottage would have a smaller minimum house size, possibly 1000 sq. ft. instead of the 1400 sq.ft. currently required. The “cottage” could be used for infill in the Old Village area. The smaller house size would further diversify the housing stock. This unit type could be limited to the Historic District.

These options are designed to be a starting point for additional discussion on how the Village wishes to address the future housing styles and types.