



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2019-3846
File Status: Approval Review

7/9/2019

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): ALL DISTRICTS

Application of the Director of Planning & Sustainability to reduce the 650 square foot minimum requirement for multifamily housing units with Federal HUD 202 funding for senior affordable housing.
PETITION NO: N7. TA-19-1243310

PROPOSED USE: N/A

LOCATION: N/A

PARCEL NO. : N/A

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of the Director of Planning & Sustainability to reduce the 650 square foot minimum requirement for housing units receiving HUD 202 funds for senior affordable housing. Retirement Housing Foundation (RHF) is developing Phase II of Lane Manor at 4695 Redan Road. Lane Manor was developed using the Federal HUD 202 housing program, which the funds are dedicated to very low income and homeless seniors. Under the HUD 202 regulations only efficiency units and one-bedroom units can be built, and one-bedroom units have to be 540 square feet. The minimum unit size in the Zoning Ordinance is 650 square feet. RHF would like to apply for this funding and requests this reduction in unit size be approved July 23, 2019, as the filing deadline for the program is the end of August 2019.

RECOMMENDATION:

COMMUNITY COUNCIL: CC-1 Approve w/Conditions; CC-2 Full Cycle Deferral; CC-3 Denial; CC-4 Denial; CC-5 Approve w/Conditions.

PLANNING COMMISSION: Pending

PLANNING STAFF: Approval.

STAFF ANALYSIS: The type of housing that would be available if this text amendment were to be approved would be consistent with Housing Policy 6. : Encourage housing for the elderly that is well planned, soundly

financed, and located within a pedestrian friendly, residential community.

PLANNING COMMISSION VOTE: Pending

COMMUNITY COUNCIL VOTE/RECOMMENDATION: : CC-1 Approve w/Conditions 5-0-0; CC-2 Full Cycle Deferral 6-0-0; CC-3 Denial 11-0-0; CC-4 Denial 11-0-0; CC-5 Approve w/Conditions 10-0-0.

Chapter 27 Text amendment

Multi-family Unit Size Exemption

Exemption for properties with

Planning Economic Community Human Services
Kathie Gannon, Super District 6, Chair
June 27, 2019

Purpose



To amend the Dimension Table to exempt multifamily minimum unit size for senior and/or affordable housing which is 51% funded by state or federal programs.

Background

- Lane Manor is a multifamily community funded by the Federal HUD 202 Housing program which are funds dedicated to helping very low income and homeless seniors to obtain quality housing.
- HUD 202 only fund efficiency and one-bedroom units and the one-bedroom units must be 540 square feet.
- The Zoning Ordinance specifies the minimum unit size to be 650 square feet.

Current Need

- HUD202 program is a competitive program that the Federal Government has not funded in 9 years.
- It is imperative that this amendment be approved ASAP, as the filing deadline is August, 2019

Recommended Change

Current Code

Minimum heated floor area for Multi-family is 650 square feet in MR-1, MR-2, HR-1 through HR-3

Proposed Code

Units at least 51% funded by State or Federal sources for senior or affordable housing are exempt from minimum unit size.

Other jurisdictions

	Studio	1BR	2BR	3BR
Gwinnett County	450	600	800	1000
Cobb County	450	600	750	900

- Gwinnett County or Cobb County are less restrictive than DeKalb for one-bedrooms, but they do provide a minimum unit size for studio apartments.
- City of Atlanta or City of Sandy Springs have maximum restrictions rather than minimums in their densest areas.
- Overall, each of the neighboring jurisdictions would allow for programs such as HUD 202.

Meetings and recommendations:

- Community Councils: CC-1 Approval; CC-2 Approval; CC-3 Approval; CC-4 Full Cycle Deferral; CC-5 Approval
- Planning Commission, July 9:
- BOC, July 23



□ Questions/Discussion



Table 2.4 Medium and High Density Residential Zoning Districts Dimensional Requirements

Medium and High Density Residential					
KEY:					
Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three Family, MF: Multi-Family, MU: Mixed-Use, U-SF: Urban Single-Family					
Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center, SUB: Suburban					
Elements	RSM	MR-1	MR-2	HR-1	HR-2 and HR-3
Overall Site Requirements (minimum, unless otherwise specified)					
Dwelling Units Per Acre (maximum base density and maximum possible with bonuses)	4 - 8	8 - 12	12 - 24	24 - 40	HR-2: 40 - 60 HR-3: 60 - 120
Open Space Required (minimum %) 1	20%	20%	15%	15%	15%
Transitional Buffers (feet)	See Article 5				
Lot Requirements (minimum, unless specified)					
Single-Family Detached Conventional (SFD) 2					
Lot Area (square feet)	5,000/2,000 cottage	5,000/2,000 cottage	5,000/2,000 cottage	Not Permitted	Not Permitted
Lot Width, Street Frontage (feet)	50/20 cottage and detached townhome	45/20 cottage and detached townhome	40/20 cottage and detached townhome	Not Permitted	Not Permitted
Lot Coverage (maximum % per lot)	50	60	65	Not Permitted	Not Permitted
Single-Family Attached (SFA)					
Lot Area (square feet)	1,000	1,000	1,000	1,000	1,000
Lot Width (feet)	25	25	20	20	20
Lot Coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
Urban Single-Family (detached)					
Lot Area (square feet)	1,350	1,350	1,000	1,000	1,000
Lot Width (feet)	25	25	20	20	20
Lot Coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
Two/Three Family (TTF)					
Lot Area (square feet)	4,000	4,000	4,000	Not Permitted	Not Permitted
Lot Width (feet)	60	55	50	Not Permitted	Not Permitted
Lot Coverage (maximum % per lot or total parcel acreage)	50%	55%	55%	Not Permitted	Not Permitted
Multi-Family (MF) and Mixed-Use (MU)					
Lot Width, Street Frontage (feet)	Not Permitted	100	100	100	100
Lot Coverage (maximum % of total parcel acreage)	Not Permitted	65%	75%	85%	85%

¹ Open space requirement shall apply to new subdivisions if project is > 5 acres or □ 36 units (see Chapter 14). See Article 5 for enhanced open space requirements.

² Where two numbers are indicated, the first number is the standard and the second number applies only to housing type that is indicated, e.g., cottage or townhome.

³ See Article 5 for building separation and minimum multi-family unit size details; Urban-SF with 0' side setback must meet fire walls, sprinklers and any other fire code applicable to attached townhouse dwellings



Table 2.4 Medium and High Density Residential Zoning Districts Dimensional Requirements, Continued

Medium and High Density Residential (continued)					
KEY: Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three Family, MF: Multi-Family, MU: Mixed-Use, U-SF: Urban Single-Family Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center, SUB: Suburban					
Elements	RSM	MR-1	MR-2	HR-1	HR-2 and HR-3
Building Setbacks: SF and SFA for Individual Internal Lots; MF, SFA, MU for Overall Site****					
Front Thoroughfares and Arterials (min. and max. feet)	All: min 20, max 30	SFD: min 15, max 25 Other: 10-20	All: min 10, max 20	All: min 10, max 20	All: min 10, max 20
Front - all other streets by Character Area (min. feet)	RC/NC/TC: 15 SUB: 20	0 - Determined only by utility placement, ROW, and streetscape (Article 5)			
Front with alley access (min. feet)	10	SFD & TTF: 10; SFA & MF: 5	SFD & TTF: 10; SFA & MF: 5	5	5
Side - interior lot (feet)****	SFD & TTF: 3 ft with minimum 10 ft separation between buildings; SFA: N/A; MF & MU: N/A; U-SF: 0 ft side setback with minimum 3 ft separation between building				
Side - corner lot on public street (feet)	same as front setback (see also Art 5 Corner Lot)				
Rear without alley (feet)	SFD: 20; SFA: 15; TTF: 15; All others: 20	SFD: 20; SFA: 15; MF & MU: 20; MF: 20; CM/OF/MU: 15 (see also transitional buffers, Article 5)			
Rear with alley (feet)	10	10	10	10	10
Unit Size, heated living area (square feet, minimum)					
Single-Family Detached (SFD) - Conventional	1,200	1,200	1,000	Not Permitted	Not Permitted
Single-Family Detached (SFD) - Cottage	800	800	800	Not Permitted	Not Permitted
Single-Family Attached (SFA) ***	1,200	1,200	1,000	1,000	Not Permitted
Urban Single-Family (U-SF) - Detached	1,100	1,100	1,100	1,100	Not Permitted
Two/Three Family (TTF)	1,000	1,000	1,000	1,000	Not Permitted
Multi-Family (MF)3 & 4	Not Permitted for New Developments	650	650	650	650
Height (maximum and whichever is less when indicated as stories or feet)					
Single-Family Detached (SFD) Except Res Infill Overlays = 28 feet	35 feet	35 feet	35 feet	Not Permitted	Not Permitted
Single-Family Attached (SFA) and Urban Single-Family (U-SF)	3 stories or 45 feet	3 stories or 45 feet	3 stories or 45 feet	Not Permitted	Table 2.13 and 2.15
Two/Three Family (TTF)	35 feet	35 feet	3 stories or 45 feet	Not Permitted	Not Permitted
Multi-Family (MF)	N/A	4 stories or 60 feet	Table 2.9	Table 2.13 and 2.15	Table 2.13 and 2.15
Mixed-Use (MU)	N/A	4 stories or 60 feet	Table 2.9	Table 2.11	Table 2.13 and 2.15

1 Open space requirement shall apply to new subdivisions if project is > 5 acres or □ 36 units (see Chapter 14). See Article 5 for enhanced open space requirements.

2 Where two numbers are indicated, the first number is the standard and the second number applies only to housing type that is indicated, e.g., cottage or townhome.

3 See Article 5 for building separation and minimum multi-family unit size details; Urban-SF with 0' side setback must meet fire walls, sprinklers and any other fire code applicable to attached townhouse dwellings

4 Units funded by Federal HUD 202 program for senior affordable housing are exempt from minimum unit size and shall comply with government funding requirements.