

**CITY OF BROOKHAVEN – ZONING CODE REWRITE – Residential Districts**

The City of Brookhaven has released the latest draft of its City Zoning Ordinance rewrite. This is a comprehensive document with substantial, significant changes to land development patterns in Brookhaven. Accordingly, the Council for Quality Growth’s analysis of the Zoning Ordinance rewrite has been divided into **four sections: Residential Districts; Mixed-Use Districts; Commercial & Employment Districts; and, Overlay Districts.**

Please recall that portions of the proposed Zoning Ordinance rewrite incorporate existing Zoning Code regulations previously adopted by City Council, including the Peachtree Road Overlay District and the Peachtree Road-1, 2, and 3 Special Purpose Districts.

New additions from previous drafts are **in blue type**. The Planning Commission will be hearing this proposed Ordinance on Wednesday, September 5th.

The Council will compile all feedback from members into a document for submittal to Brookhaven staff and City Council. Please do not hesitate to contact Taylor Morison at [tm@councilforqualitygrowth.org](mailto:tm@councilforqualitygrowth.org).

**RESIDENTIAL DISTRICTS**

The City of Brookhaven is making significant changes to its Residential Districts. The following districts will be the *only* residential zoning districts in the City of Brookhaven:

RESIDENTIAL DISTRICTS	
Symbol	Residential District Name
RS-100	Single-Dwelling Detached (15,000 sq. ft.)
RS-85	Single-Dwelling Detached (12,000 sq. ft.)
RS-75	Single-Dwelling Detached (10,000 sq. ft.)
RS-60	Single-Dwelling Detached (8,000 sq. ft.)
RS-50	Single-Dwelling Detached (6,000 sq. ft.)
<b>R3</b>	<b>Two- and Three-Unit</b>
<b>RSA-5</b>	<b>Single-Dwelling Attached (5 UPA)</b>
RSA-8	Single-Dwelling Attached (8 UPA)
RSA-18	Townhouse (18 UPA)
RM-14	Multi-Unit (14 UPA)
RM-18	Multi-Unit (18 UPA)
RM-30	Multi-Unit (30 UPA)
RM-40	Multi-Unit (40 UPA)

**A. Building Types in Residential (RS-, RSA-, and RM-) Zoning Districts**

Building Type	Districts				P=Permitted X=Prohibited
	RS	<b>R3</b>	RSA	RM	
Detached House	P	<b>P</b>	P	P	
Attached House	X	<b>X</b>	P	P	
Duplex	X	<b>P</b>	P	P	
Triplex	X	<b>P</b>	P	P	
Multi-Unit	X	<b>X</b>	X	P	
Bungalow Court	X	<b>P</b>	P	P	
Backyard Cottage	P	<b>P</b>	P	P	
Civic Building	P	<b>P</b>	P	P	

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**i. Detached Houses**

**Definition** – A building, other than a manufactured housing unit or mobile home, that contains only one dwelling unit and that is located on a single lot not occupied by other principal buildings.

Detached houses are allowed in all Residential zoning districts, according to the following District Regulations:

DETACHED HOUSES IN RS-, RSA-, and RM- ZONING DISTRICTS							
Regulation	RS-100	RS-85	RS-75	RS-60	RS-50	R3- and RSA-	RM-
<b>a. Lot</b>							
Min. Lot Area (Sq. Ft.)	15,000	12,000	10,000	8,000	6,000	6,000	6,000
Min. Lot Width & Frontage (ft.)	100 <sup>1</sup>	85 <sup>1</sup>	75 <sup>1</sup>	60 <sup>1</sup>	50 <sup>1</sup>	60 <sup>1</sup>	60 <sup>1</sup>
Max. Impervious Coverage (%)	35	35	35	35	35	50	35
<b>b. Minimum Principal Building Setbacks (feet)</b>							
Front Street	35 <sup>2</sup>	35 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>	5 <sup>3</sup>	5 <sup>3</sup>	30 <sup>2</sup>
Side Street	25 <sup>2</sup>	25 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	5 <sup>3</sup>	15 <sup>3</sup>	15 <sup>2,3</sup>
Interior Side	10	8.5	7.5	7.5	7.5	7.5	7.5
Rear	40	40	40	40	30	30	30
<b>c. Minimum Accessory Building Setbacks (feet)</b>							
Front Street	PERMITTED IN REAR YARD ONLY						
Side Street	35	35	20	15 <sup>3</sup>	5 <sup>3</sup>	15 <sup>2</sup>	15 <sup>2</sup>
Interior Side	10	10	10	10	7.5	10	10
Rear	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>
<b>d. Maximum Building Height</b>							
Principal Building (ft.)	40	40	40	40	40	40	40
Accessory Building (ft.)	20 <sup>5</sup>	20 <sup>5</sup>	20 <sup>5</sup>	20 <sup>5</sup>	20 <sup>5</sup>	20 <sup>5</sup>	20 <sup>5</sup>

1. Lots fronting on the bulb of a cul-de-sac must have at least 35 feet of frontage and be at least 60 feet in width.
2. Plus 15 feet if abutting arterial street.
3. Street-facing garage entries must be set back at least 20 feet from the back of the sidewalk or from the street right-of-way, whichever results in a greater setback.
4. Minimum 25-foot rear setback required for accessory buildings when rear yard adjoins side yard of abutting lot.
5. Or height of principal building, whichever is less.

Notable changes from current City Zoning Ordinance to Detached housing types in Residential zoning districts:

- Minimum floor area requirement has been eliminated from all residential zoning categories for detached houses;
- Minimum lot width in RS-50 (previously, R-50) has been reduced from 60 feet to 50 feet;
- Maximum impervious coverage percentage in RM-districts (previously, RM-150, RM-100, RM-85, RM-75, and RM-HD) has been reduced from 65 percent to 35 percent.
- Minimum interior side setbacks for accessory buildings has been reduced from 10 feet to 7.5 feet.

For detached houses in any allowable Residential Zoning District, only the following types of garages are allowed:

- Detached;
  - Can only be located in the rear yard entirely behind, and not attached to, the principal building.
- Rear-loaded;
  - Attached or detached, with the vehicle entrance generally oriented to the rear of the lot. Rear-loaded detached garages must be set back at least three feet from the alley right-of-way.
- Side-loaded;
  - Attached to or contained within the principal building, with the garage doors oriented generally perpendicular to the front wall plane of the principal building. May be accessed by a driveway leading from a side street or from the front street.

- Recessed;
  - Attached to or contained within the principal building, with garage doors oriented to the front street. Garage doors must be set back at least 20 feet from the front wall plane of the principal building.
- Semi-flush.
  - Attached to or contained within the principal building, with garage doors oriented to the front street. Garage doors on recessed garages must be set back at least four feet from the front wall plane of the principal building. Individual garage doors on semi-flush garages may not exceed 11 feet in width.

**ii. Attached Houses**

Definition – A building that is occupied by multiple dwelling units, each located on its own lot with a common or abutting wall along the dwelling units’ shared lot lines. Each dwelling unit has its own external entrance.

Attached houses are allowed in RSA- and RM- Residential zoning districts, according to the following District Regulations:

ATTACHED HOUSES IN RSA- and RM- ZONING DISTRICTS				
Regulation	RSA-5	RSA-8	RSA-18	RM
<b>a. Site/Lot</b>				
Min. Site Area (Sq. Ft.)	6,000	6,000	6,000	6,000
Min. Site Width & Street Frontage (ft.)	100	100	60	60
Min. Lot Width	20	20	20	20
Max. Impervious Coverage (%)	50	50	80	80
Max. Density (dwelling units per acre)	5	8	18	18
<b>b. Minimum Principal Building Setbacks (feet)</b>				
Front Street	5 <sup>1</sup>	5 <sup>1</sup>	5 <sup>1</sup>	5 <sup>1</sup>
Side Street	15 <sup>1</sup>	15 <sup>1</sup>	15 <sup>1</sup>	15 <sup>1</sup>
Interior Side (end units only)	7.5	7.5	7.5	7.5
Rear	30	30	30	30
Max. Building Width (no. of units)	8	None	8	12
<b>c. Minimum Accessory Building Setbacks (feet)</b>				
Front Street	PERMITTED IN REAR YARD ONLY			
Side Street	15 <sup>1</sup>	15 <sup>1</sup>	15 <sup>1</sup>	15 <sup>1</sup>
Interior Side	10	10	5	5
Rear	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>
<b>d. Maximum Building Height</b>				
Principal Building (ft.)	40	40	40	40
Accessory Building (ft.)	20 <sup>3</sup>	20 <sup>3</sup>	20 <sup>3</sup>	20 <sup>3</sup>
<b>f. Transition Buffers</b>				
Minimum Buffer Depth Abutting RS-Zoned Lot (ft.)	20	20	20	20

1. Street-facing garage entries must be set back at least 20 feet from the back of the sidewalk or from the street right-of-way, whichever results in a greater setback.
2. Minimum 25-foot rear setback required for accessory buildings when rear yard adjoins side yard of abutting lot.
3. Or height of principal building, whichever is less.

Notable changes from current City Zoning Ordinance to Attached housing types in allowable Residential zoning districts:

- Minimum floor area requirement has been eliminated from all Residential zoning categories for Attached houses;
- Surface parking is permitted in rear yard only.

For Attached houses in any allowable Residential Zoning District, only the following types of garages are allowed:

- Rear-Loaded;
  - Required for Attached house garages on lots abutting arterial streets.
  - Located in the rear of the attached house building or behind the building.
  - May be attached or detached.
  - Alley-loaded detached garages must be set back at least 3 feet from the alley right-of-way.
- Front- and Side Street-Loaded
  - Front-loaded garage entrances must be recessed at least 12 inches behind the front wall plane of the principal building or be located beneath a second-story building that projects at least 12 inches forward of the garage entrance.
  - Front-loaded garages may not constitute more than 50 percent of the width of the individual attached house dwelling unit or be wider than 11 feet, whichever is greater.
  - All front and side street-loaded garages must be setback at least 20 feet from the street right-of-way.
  - When garages are abutting, driveways must be combined and centered on the property line between attached house dwelling units. Driveways serving front- or side street-loaded attached house garages must be designed to ensure at least 30 feet of uninterrupted curb length between single or paired driveways.

**iii. Two-Flats (Duplex) and Three-Flats (Triplex) Houses**

Definition – A building occupied by two or three dwelling units, all of which are located on a single lot that is not occupied by other principal buildings. The two or three dwelling units are attached and may be located on separate floors or side-by-side.

Duplex and triplex buildings are allowed in RSA- and RM- Residential zoning districts, according to the following District Regulations:

DUPLEX and TRIPLEX HOUSES IN RSA- and RM- ZONING DISTRICTS			
Regulation	R3	RSA	RM
<b>a. Lot</b>			
Min. Lot Area (Sq. Ft.)	10,000	8,000	6,000
Min. Site Width & Street Frontage (ft.)	85	60	60
Max. Impervious Coverage (%)	35	35	35
<b>b. Minimum Principal Building Setbacks (feet)</b>			
Front Street	30 <sup>1</sup>	30 <sup>1</sup>	30 <sup>1</sup>
Side Street	15 <sup>1</sup>	15 <sup>1</sup>	15 <sup>1,2</sup>
Interior Side	8.5	8.5	7.5
Rear	40	40	30
<b>c. Minimum Accessory Building Setbacks (feet)</b>			
Front Street	Permitted in rear yard only		
Side Street	20	20	15 <sup>2</sup>
Interior Side	10	10	10
Rear	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>
<b>d. Maximum Building Height</b>			
Principal Building (ft.)	40	40	40
Accessory Building (ft.)	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>

1. Plus 15 feet if abutting arterial street
2. Street-facing garage entries must be set back at least 20 feet from the back of the sidewalk or from the street right-of-way, whichever results in a greater setback.
3. Minimum 25-foot rear setback required for accessory buildings when rear yard adjoins side yard of abutting lot.
4. Or height of principal building, whichever is less.

Notable changes from current City Zoning Ordinance to Duplex and Triplex housing types in allowable Residential zoning districts:

- Minimum floor area requirement has been eliminated from all Residential zoning categories for Attached houses;
- Minimum of one street-facing entrance for building access per building;
- Surface parking is permitted in rear yard only.

For duplex houses only in any allowable Residential Zoning District, only the following types of garages are allowed:

- Detached;
  - Can only be located in the rear yard entirely behind, and not attached to, the principal building.
- Side-loaded;
  - Attached to or contained within the principal building, with the garage doors oriented generally perpendicular to the front wall plane of the principal building. May be accessed by a driveway leading from a side street or from the front street.
- Recessed;
  - Attached to or contained within the principal building, with garage doors oriented to the front street. Garage doors must be set back at least 20 feet from the front wall plane of the principal building.
- Semi-flush.
  - Attached to or contained within the principal building, with garage doors oriented to the front street. Garage doors on recessed garages must be set back at least four feet from the front wall plane of the principal building. Individual garage doors on semi-flush garages may not exceed 11 feet in width.

#### iv. Multi-Unit Residential Buildings

**Definition** – A building occupied by multiple dwelling units, all of which are located on a single lot, which may be occupied by more than one multi-unit building. The dwelling units are attached and may be located on separate floors or side-by-side.

Multi-Unit Residential buildings are allowed in all RM- Residential zoning districts, according to the following District Regulations:

MULTI-UNIT RESIDENTIAL BUILDINGS IN RM- ZONING DISTRICTS				
Regulation	RM-14	RM-18	RM-30	RM-40
<b>a. Lot</b>				
Min. Lot Area (Sq. Ft.)	15,000	15,000	15,000	15,000
Min. Lot Area per Unit (Sq. Ft.)	3,000	2,400	1,450	1,075
Min. Lot Width & Street Frontage (ft.)	100	100	100	100
Max. Impervious Coverage (%)	35	35	65	65
Min. Outdoor Recreation/Play Area (%)	5	5	5	5
<b>b. Minimum Principal Building Setbacks (feet)</b>				
Front Street	30	30	30	30
Side Street	15 <sup>1</sup>	15 <sup>1</sup>	15 <sup>1</sup>	15 <sup>1</sup>
Interior Side	7.5	7.5	7.5	7.5
Rear	30	30	30	30
<b>c. Minimum Accessory Building Setbacks (feet)</b>				
Front Street	Permitted in rear yard only			
Side Street	15 <sup>2</sup>	15 <sup>2</sup>	15 <sup>2</sup>	15 <sup>2</sup>
Interior Side	10	10	10	10
Rear	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>	10 <sup>3</sup>
<b>d. Maximum Building Height</b>				
Principal Building (ft.)	45	45	60	60
Accessory Building (ft.)	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>	20 <sup>4</sup>
<b>e. Street Facades</b>				
Min. Front Façade Transparency (%)	20	20	20	20
Min. Street Side Façade Transparency (%)	10	10	10	10

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<b>f. Transition Buffers</b>				
Minimum Buffer Depth Abutting RS-Zoned Lot (ft.)	50	50	50	50

1. Plus 15 feet if abutting arterial street
2. Street-facing garage entries must be set back at least 20 feet from the back of the sidewalk or from the street right-of-way, whichever results in a greater setback.
3. Minimum 25-foot rear setback required for accessory buildings when rear yard adjoins side yard of abutting lot.
4. Or height of principal building, whichever is less.

Notable changes from current City Zoning Ordinance to Multi-Unit building types in allowable Residential zoning districts:

- Minimum floor area requirement has been eliminated from all Residential zoning categories for Multi-Unit residential buildings;
- In-building parking is permitted anywhere below grade and in above-grade floors if located at least 20 feet from front façade;
- Surface parking is permitted in rear yard and side yard (behind principal building setback);
- Minimum of one street-facing entrance for building access per front façade.

**v. Bungalow Courts**

Definition – A series of small, detached dwelling units arranged around a shared courtyard or open space feature.

Bungalow Courts are allowed in all RSA- and RM- Residential zoning districts, according to the following District Regulations:

BUNGALOW COURTS IN RSA- and RM- ZONING DISTRICTS		
Regulation	RSA	RM
<b>a. Lot</b>		
Min. Site Area (Sq. Ft.)	15,000	15,000
Min. Site Area per Unit (Sq. Ft.)	3,000	2,500
Min. Site Width & Street Frontage (ft.)	150	150
Min. Site Depth	150	150
Min. Lot Area	1,200	1,200
Max. Impervious Coverage (%)	65	65
Min. Courtyard Area (sq. ft. per unit)	500	500
Units per Site (Min/Max)	4/10	4/15
<b>b. Minimum Principal Building Setbacks (feet)</b>		
Front Street	15	15
Side Street	15	15
Interior Side	5	5
Rear	15	15
<b>c. Minimum Accessory Building Setbacks (feet)</b>		
Front Street	Permitted in Rear Yard Only	
Side Street	15	15
Interior Side	5	5
Rear	15	15
<b>d. Maximum Building Height</b>		
Principal Building (ft.)	25	30
Accessory Building (ft.)	18 <sup>1</sup>	20 <sup>1</sup>

1. Or height of principal building, whichever is less.

Notable features of Bungalow Courts residential housing type:

- Courtyard, front, or side street yard parking is not allowed. Parking is only allowed in the interior side yard or rear yard;

- Minimum of one street-facing entrance per front façade of all units adjacent to the street.

**vi. Backyard Cottages**

**Definition** – A small accessory building occupied by a single, self-contained accessory dwelling unit. Backyard cottages are located on the same lot as, but not attached to, a detached house.

Backyard Cottages are permitted by-right in RM districts, and are allowed in RS- and RSA-only with a SLUP, according to the following District Regulations:

COURTYARD COTTAGES IN RS-, RSA-, and RM- ZONING DISTRICTS			
Regulation	RS	RSA	RM
<b>a. Lot</b>			
Min. Lot Area (Sq. Ft.)	Same as Required for Detached House		
Min. Lot Width & Street Frontage (ft.)	Same as Required for Detached House		
Max. Impervious Coverage (%)	Same as Required for Detached House		
<b>b. Minimum Building Setbacks (feet)</b>			
Front Street	Permitted in Rear Yard Only		
Side Street	20	15 <sup>1</sup>	15 <sup>1</sup>
Interior Side	10	10	10
Rear	10 <sup>2</sup>	10 <sup>2</sup>	10 <sup>2</sup>
Separation from Principal Buildings (ft.)	10	10	10
<b>c. Building Size</b>			
Max. Building Height (ft.)	20 <sup>3</sup>	20 <sup>3</sup>	20 <sup>3</sup>
Max. Floor Area (Sq. Ft.)	650	650	650

- Plus 15 feet if abutting arterial street.
- Minimum 25-foot rear setback required for accessory buildings when rear yard adjoins side yard of abutting lot.
- Or height of principal building, whichever is less.

Additional regulations for Backyard Cottages:

- Backyard Cottages are only allowed on lots occupied by a detached house;
- No more than one Backyard Cottage is permitted on a single lot. Backyard Cottages are not permitted on lots occupied by a secondary suite;
- The total number of residents that reside in the Backyard Cottage and the principal dwelling unit, combined, may not exceed the number permitted for a household;
- No additional parking is required for a Backyard Cottage.
- At least one of the dwelling units on a lot occupied by a Backyard Cottage must be occupied by an owner with at least 50 percent interest in the subject property. The owner must occupy either the principal dwelling unit or the Backyard Cottage as their permanent residence for at least 6 months each calendar year. Backyard Cottages may not be rented for periods of less than 90 consecutive days.

**vii. Civic Buildings**

**Definition** – A building exclusively used to accommodate public and civic uses.

Civic buildings are allowed in all RS-, RSA-, and RM- zoning districts, according to the following District Regulations:

CIVIC BUILDINGS IN RS-, RSA-, and RM- ZONING DISTRICTS			
Regulation	RS	RSA	RM
<b>a. Lot</b>			
Min. Lot Area (Sq. Ft.)	10,000	10,000	10,000
Min. Lot Width & Street Frontage (ft.)	75	75	75
Max. Impervious Coverage (%)	45	45	45

<b>b. Minimum Principal Building Setbacks (feet)</b>			
Front Street	35 <sup>1</sup>	30 <sup>2</sup>	30 <sup>2</sup>
Side Street	35 <sup>1</sup>	20 <sup>3</sup>	20 <sup>3</sup>
Interior Side (end units only)	10	10	10
Rear	40	40	40
<b>c. Minimum Accessory Building Setbacks (feet)</b>			
Front Street	PERMITTED IN REAR YARD ONLY		
Side Street	35 <sup>1</sup>	20 <sup>3</sup>	20 <sup>3</sup>
Interior Side	10	10	10
Rear	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>
<b>d. Maximum Building Height</b>			
Principal Building (ft.)	40	40	45
Accessory Building (ft.)	20 <sup>5</sup>	20 <sup>5</sup>	20 <sup>5</sup>

1. Plus 15 feet if abutting arterial street.
2. Plus 20 feet if abutting arterial street.
3. Plus 30 feet if abutting arterial street.
4. Minimum 25-foot rear setback required for accessory buildings when rear yard adjoins side yard of abutting lot.
5. Or height of principal building, whichever is less.

For Civic buildings, surface parking is permitted in rear yard and side yard (behind principal building setback).

**B. Minimum Parking Requirements**

Based on allowable uses in Residential zoning districts (RS-, RSA-, and RM-), the following minimum off-street parking requirements apply:

Use Category	Motor Vehicle Spaces	Short-Term Bike Parking	Long-Term Bike Spaces
Single-Household	1 per Dwelling Unit	None	None
Two-Household	1 per Dwelling Unit	None	None
Three-Household	1 per Dwelling Unit	None	None
Four+ -Household	1 <sup>2</sup> per Dwelling Unit	0.1 per Dwelling Unit	0.2 per Dwelling Unit
Assisted Living Facility	0.33 per Bed	None	None
Convent or Monastery	0.33 per Bed	None	None
Fraternity, Sorority, or Dormitory	0.33 per Bed	None	None
Nursing Home	0.33 per Bed	None	None
Personal Care Home (4-6 Residents)	0.33 per Bed	None	None
Personal Care Home (7+ Residents)	0.33 per Bed	None	None
Shelter, Temporary	0.33 per Bed	None	None
Transitional Housing	0.33 per Bed	None	None
Religious Assembly	0.25 per Seat <sup>1</sup>	0.1 per Seat	None
Elementary School	2 per Classroom	2 per Classroom	0.25 per Classroom
Middle and Sr. High School	4 per Classroom	2 per Classroom	0.25 per Classroom
Daycare (Small, 1-6 enrollees)	None	None	None
Daycare (Large, 7 or more enrollees)	1 per 300 Sq. Ft.	None	1 per 20,000 Sq. Ft.
Bed and Breakfast	1 per Guest Room	0.025 per Guest Room	0.025 per Guest Room
Short-Term Rental	1 per Guest Room	0.025 per Guest Room	0.025 per Guest Room



\*All uses listed above are allowable in either RS-, RSA-, and/or RM- zoning districts, or a combination of the three. Parking requirements for each allowable use are the same regardless of the Residential zoning district that the use is allowable in. Please see Use Table 7-1 in Zoning Ordinance for allowable uses in Residential zoning districts.

1. Minimum requirement for assembly areas without fixed seating = 20 spaces per 1,000 Sq. Ft. of floor area.
2. 1.5 space per DU for 2-bedroom unit and 2 spaces per unit for 3-bedroom or larger unit.

#### Additional Parking Regulations:

- The City ZBA is empowered to approve special exceptions reducing or waiving parking requirements;
- Nonresidential uses may count on-street parking spaces on public right-of-way abutting the subject property towards satisfying the off-street motor vehicle parking requirement.
  - One off-street parking space credit may be taken for each 25 linear feet of abutting right-of-way where on-street parking is allowed;
  - Only space on the same side of the street as the subject use is allowed.
- Car-Share and Bike-Share Service – The following parking credits apply to nonresidential uses that are required to provide 10 or more motor vehicle parking spaces and to residential uses that are required to provide 25 or more motor vehicle parking spaces:
  - The number of required motor vehicle parking spaces is reduced by four spaces for each parking space that is leased by a city-approved car-share program for use by a car-share vehicle;
  - The number of required motor vehicle parking spaces is reduced by two spaces for uses that provide space for a city-approved bike-share program facility with a minimum of eight bicycle parking docks.
- In parking lots containing more than 10 parking spaces, each parking space equipped with electric vehicle charging equipment is credited as two motor vehicle parking spaces.
- Shared Parking – Allowed for mixed-use projects and for multiple uses with different times of peak parking demand, subject to approval by the Community Development Director.
- Additional parking and pedestrian circulation regulations are included in the proposed Zoning Ordinance.

### C. Landscaping and Site Features

Projects in Residential zoning districts must comply with the landscaping and site features regulations provided in Article IX. of the proposed Zoning Ordinance.