



This document contains the draft language proposed for
Ordinance 24-XX Community Housing Zone Districts

This document introduces new zone districts specific to Community Housing within the pertinent sections of the Avon Municipal Code, with this Ordinance.

This Ordinance Affects Title 7

7.20.075 Community Housing Districts.

Purpose statement:

- (a) **General Purpose.** The Community Housing Districts allow higher residential density with 100% of the residential units subject to deed restrictions that meet the definition of Community Housing in 3.14.020. A Community Housing zone district intends to provide adequate sites for workforce housing, which, because of the nature and characteristics of Community Housing design and need, cannot be adequately regulated by the development standards prescribed by other standard residential zone districts except that adequate light, air, open spaces, and other amenities are considered appropriate for this use.
- (b) **Intent.** The Community Housing Districts zoning districts are intended to:
 - (1) Provide opportunities to development Community Housing which is with Avon Comprehensive Plan, with the Avon Community Housing Plan and with public health, safety and general welfare;
 - (2) Provide appropriately located areas for Community Housing development which are close neighborhood commercial, parks, open space, schools or public facilities;
 - (3) Ensure adequate light, air and privacy for all dwelling units;
 - (4) Are compatible with scale and character of existing residential neighborhoods and the community; and
 - (5) Promote non-auto dependent lifestyles through convenient access to transit, pedestrian and bike trails and routes, and vehicle share.
- (c) **Development Bonus.** Development projects within Community Housing Districts may apply for a Development Bonus, which projects shall be reviewed on a case by case basis in accordance with the procedures and review criteria in 7.16.170.
- (d) **Community Housing Medium Density.** The CHMD district is established to accommodate small single-family, duplex and townhome development as either single neighborhoods of similar units or in a neighborhood with a mix of unit types. The CHMD district should be located along a local road.

**Table 7.20-6
Community Housing Medium Density**

<i>Dwelling Type</i>	<i>Max. Density (units/acre)</i>	<i>Max. Units Per Building</i>	<i>Min. Landscape Area.)</i>	<i>Max. Lot Coverage (%)</i>	<i>Min. Personal Space Per Unit</i>	<i>Min. Front Setback (feet)</i>	<i>Min. Side Setback (feet)</i>	<i>Min. Rear Setback (feet)</i>	<i>Max. Building Height (feet)</i>
Du / Multi-family / TH	10 du/acre [1]	10	10%	80	250 Sq. Ft	10	7.5	10	35
[1] Net density calculation									

- (e) **Community Housing High Density.** The CHHD district is established to accommodate multi-family development in cost effective configuration, construction type and density that permits a high

number of residential units with a maximum of four (4) stories of residential or three (3) stories of residential above one (1) level of at grade parking.

**Table 7.20-7
Community Housing High Density**

<i>Dwelling Type</i>	<i>Max. Density (units/acre)</i>	<i>Max. Units Per Building</i>	<i>Min. Landscape Area.)</i>	<i>Max. Lot Coverage (%)</i>	<i>Min. Personal Space Per Unit</i>	<i>Min. Front Setback (feet)</i>	<i>Min. Side Setback (feet)</i>	<i>Min. Rear Setback (feet)</i>	<i>Max. Building Height (feet)</i>
Multi-family / TH	25 du/acre [1]	N/a	10%	80	250 Sq. Ft	10	7.5	10	48
[1] Net density calculation									

- (f) Community Housing High Density – Tall. The CHHD-T district is established to accommodate multi-family development in cost effective configuration, construction type and density that permits a high number of residential units with a maximum of five (5) stories of residential or four (4) stories of residential above one (1) level of at grade parking.

**Table 7.20-8
Community Housing High Density - Tall**

<i>Dwelling Type</i>	<i>Max. Density (units/acre)</i>	<i>Max. Units Per Building</i>	<i>Min. Landscape Area.)</i>	<i>Max. Lot Coverage (%)</i>	<i>Min. Personal Space Per Unit [2]</i>	<i>Min. Front Setback (feet)</i>	<i>Min. Side Setback (feet)</i>	<i>Min. Rear Setback (feet)</i>	<i>Max. Building Height (feet)</i>
Multi-family / TH	30 du/acre [1]	N/a	10%	80	250 Sq. Ft	10	7.5	10	60
[1] Net density calculation									

- (g) Community Housing Mixed Use. The CHMU district is established to accommodate ground level commercial with multi-family development above in cost effective configuration, construction type and density that permits a high number of residential units with a maximum of four (4) stories.

**Table 7.20--9
Community Housing Mixed Use**

<i>Dwelling Type</i>	<i>Max. Density (units/acre)</i>	<i>Max. Units Per Building</i>	<i>Min. Landscape Area.)</i>	<i>Max. Lot Coverage (%)</i>	<i>Min. Personal Space Per Unit</i>	<i>Min. Front Setback (feet)</i>	<i>Min. Side Setback (feet)</i>	<i>Min. Rear Setback (feet)</i>	<i>Max. Building Height (feet)</i>
Multi-family	25 du/acre [1]	N/a	10%	80	250 Sq. Ft	10	7.5	10	48
[1] Net density calculation									
[2] Commercial Uses limited to ground floor									
[3] Commercial Uses limited to those not generating significant noise, odors, parking, or deliveries									

(h) Community Housing Mixed Use. The CHMU district is established to accommodate ground level commercial with multi-family development above in cost effective configuration, construction type and density that permits a high number of residential units with a maximum of four (4) stories.

**Table 7.20-10
Community Housing Mixed Use - Tall**

<i>Dwelling Type</i>	<i>Max. Density (units/acre)</i>	<i>Max. Units Per Building</i>	<i>Min. Landscape Area.)</i>	<i>Max. Lot Coverage (%)</i>	<i>Min. Personal Space Per Unit</i>	<i>Min. Front Setback (feet)</i>	<i>Min. Side Setback (feet)</i>	<i>Min. Rear Setback (feet)</i>	<i>Max. Building Height (feet)</i>
Multi-family	25 du/acre [1]	N/a	10%	80	250 Sq. Ft	10	7.5	10	60
[1] Net density calculation [2] Commercial Uses limited to ground floor [3] Commercial Uses limited to those not generating significant noise, odors, parking, or deliveries									

Other Amendments (This Title). Other amendments will include the insignificant re-numbering of subsequent Tables following this new AMC Code section.

7.16.015 Community Housing – Development Applications.

Regardless of the type of development review, all projects affecting or creating Community Housing units as defined in Section 3.14.020 – Definitions, are granted priority scheduling in accordance with the applicable Review Authority.