

**Documentation of Current Review Procedures and Standards
Redevelopment of Housing in the M-2 Zoning District
December 3, 2015**

Section 154.054 (M-2 Multiple Family) of the zoning ordinance was updated in 2015 with the intent of formalizing and updating the redevelopment process in that district for both conforming and non-conforming properties as well as new developments. Specific to non-conforming redevelopment projects, the Zoning Board of Appeals and Planning Commission may continue to consider occupancy increases of one or two people. In order for consideration for an occupancy increase of two, the redevelopment project must set itself apart as distinctive from others in the district.

As it is the goal of these standards and procedures to both substantially reduce the degree of nonconformance of properties in the district (consistent with the standards listed in subsection 154.007(B)(5) of the Zoning Ordinance) and to enhance and improve the general character of the neighborhood through improved building and site design, **distinctive projects will only be considered for two additional occupants if they are characterized by all of the following:**

- Elimination of notable nonconformities – Many properties in the district are characterized by a number of typical nonconformities, such as: a lack of a sufficient number of parking spaces, stacked parking spaces beyond the number permitted, parking on gravel lots, a lack of appropriate separation between buildings on adjoining properties, and building setbacks less than those required by ordinance.

However, the nature of the nonconformity on some properties is distinct from most others in the area, making them inconsistent with the general character of the neighborhood. Examples of such nonconformities include:

- Parcels that are narrower in width or smaller in area than others along the same street and block.
 - Properties with former accessory structures that have been converted into dwellings (so-called “rear dwelling units”).
 - Properties with an inordinate number of nonconformities when compared to others on the same street and block.
- Demonstrated track record or (for new owners) capacity for long-term maintenance and code compliance – Specific consideration will be given to the property owner’s ability to assure the long-term maintenance of the proposed redevelopment and tenant compliance with City codes and ordinances. Property owners and their agents are expected to identify code violations on their properties and to accomplish timely compliance with ordinance requirements. Attention to these items will assure that properties will continue to enhance neighborhood character over the long run, while reducing demands on City staff and resources.
 - Durable and distinct building design – Redevelopment projects proposed for two additional tenants should be distinguished from other such projects by the extensive use of durable building materials and distinct building design and architectural details.

Consideration will be given to those buildings that match the notable features of existing and past historically significant homes within the district and in surrounding areas. Applicants should

demonstrate examples through photos of the homes and details that they identify as similar to the proposed redevelopment project and take particular note of the following:

- Historic architectural style, including the use of details customarily expected with that style throughout the building design
- Building massing and composition
- Roof pitch
- Architectural details, including bracketing; moldings; window and door surrounds; column details; the proportion and reveal of shingles, shakes, and clapboards, including decorative shingles; etc.
- Window placement and proportion
- The extent of the use of durable building materials, including brick and other masonry.
- When shingles, shakes, and/or clapboards are used, the extent of the use of hardwood, fiber cement, and other similar products
- Utilization of unique architectural elements such as turrets, box or bay windows, etc.

The preceding review standards and procedures for the redevelopment of housing in M-2 zoned neighborhoods have been reviewed and endorsed by the Zoning Board of Appeals and Planning Commission of the City of Mt. Pleasant on the dates noted below. Copies of these standards and procedures will be made available in the Planning and Community Development Department in City Hall and will be posted on the City's website where other planning and zoning related documents can be found.

Planning Commission Date: March 1, 2012

Revised: February 7, 2013

Revised: December 3, 2015

Zoning Board of Appeals Date: May 23, 2012

Revised: January 23, 2013

Revised: February 24, 2016