

ORDINANCE NO. XXX
AN ORDINANCE AMENDING THE CITY CODE
Amending Section 113-90: Medium Density Residential (R-3) Zoning District

The City Council for the City of Golden Valley hereby ordains as follows:

Section 1. City Code Section 113-90, Article III, Division 2, Subdivision (a) is amended to read as follows:

- (a) *Purpose.* The purpose of the Medium Density Residential (R-3) Zoning District is to provide for medium density housing (up to 12 units per acre for multifamily dwellings and up to 17 units per acre with a conditional use permit) along with directly related and complementary uses. Senior and disability housing is permitted to a density of 20 units per acre and up to 25 units per acre with a conditional use permit.

Section 2. City Code Section 113-90, Article III, Division 2, Subdivision (c)(3) is amended to read as follows:

- (3) Multifamily dwellings of up to 12 units per acre, consistent with the City's Mixed-Income Housing Policy

Section 3. City Code Section 113-90, Article III, Division 2, Subdivision (c)(4) is amended to read as follows:

- (4) Senior and disability housing up to 20 units per acre, consistent with the City's Mixed-Income Housing Policy

Section 4. City Code Section 113-90, Article III, Division 2, Subdivision (e)(1) is amended to read as follows:

- (1) Multifamily dwellings to a density of 17 units per acre, consistent with the City's Mixed-income Housing Policy

Section 5. City Code Section 113-90, Article III, Division 2, Subdivision (e)(2) is amended to read as follows:

- (2) Senior and physical disability housing to a density of 25 units per acre, consistent with the City's Mixed-Income Housing Policy

Section 6. City Code Section 113-90, Article III, Division 2, Subdivision (e)(3) is amended to read as follows:

- (3) Senior and physical disability housing up to five stories or 60 feet in height

Section 7. City Code Section 113-90, Article III, Division 2, Subdivision (e)(5) is amended to read as follows:

- (5) Retail sales, Class I and II restaurants, and professional offices within principal structures containing at least 20 dwelling units when located upon any minor arterial or major collector street. Any such sales, restaurant, or office shall be located only on the ground floor and have direct access to the street.

Section 8. City Code Section 113-90, Article III, Division 2, Subdivision (f) is amended to read as follows:

- (f) Density Bonus. Multifamily buildings shall be eligible for a density bonus of up to an additional three units per acre and senior and physical disability housing shall be eligible for a density bonus of up to an additional five units per acre, provided the standards outlined in the City's Residential Density Bonus Policy are met.

Section 9. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 7th day of October, 2020.

/s/Shepard M. Harris
Shepard M. Harris, Mayor

ATTEST:

/s/ Theresa J. Schyma
Theresa J. Schyma, City Clerk