

BRUNSWICK CITY PLANNING & ZONING COMMITTEE

Agenda

JANUARY 23, 2023

6:35 PM

or Immediately Following
Parks, Recreation & Community Committee

1. Discussion Items

ORD. NO. 3-2023 - An ordinance amending the Conceptual Development Plan of the Senior Development Special Planning District No. 5. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

2. General Discussion

3. Adjournment

PROPOSED LEGISLATION



DATE: 1/23/2023

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 3-2023** - An ordinance amending the Conceptual Development Plan of the Senior Development Special Planning District No. 5. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission held a public hearing at their meeting on January 19, 2023, and recommended approval to City Council of the Provision Living senior development SPD-5 (former Sanctus) revised conceptual plan, including the detailed site plan, and development guidelines, attached as Exhibits "A" and "B".

**PURPOSE AND
EXPLANATION:**

Pursuant to Section 1268.07(c) and (d), respectively, of the Codified Ordinances of the City of Brunswick, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

**IMPLEMENTATION
SCHEDULE:**

Immediately.

**FINANCIAL
INFORMATION:**

**FINANCIAL
SUMMARY:**

**RECOMMENDED
ACTION:**

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?
Recommend approval.

**ADDITIONAL
INFORMATION:**

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 3-2023

BY: Mr. Delsanter, Mr. Lambert, Mrs. Piper

AN ORDINANCE AMENDING THE CONCEPTUAL DEVELOPMENT PLAN
OF THE SENIOR DEVELOPMENT SPECIAL PLANNING DISTRICT NO. 5.

WHEREAS: On February 25, 2019, City Council adopted Ordinance No. 13-19 adopting the Conceptual Development Plan for the Senior Development Special Planning District No. 5, which Conceptual Development Plan consisted of the Design Guidelines and Conceptual Site Plan as attached thereto as Exhibits “A” and “B” respectively.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Conceptual Development Plan for the Senior Development Special Planning District No. 5, as recommended by the Planning Commission for approval on January 19, 2023, is hereby amended to consist of the revised Design Guidelines and the revised Conceptual Site Plan, as attached hereto as Exhibits “A” and “B” respectively.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

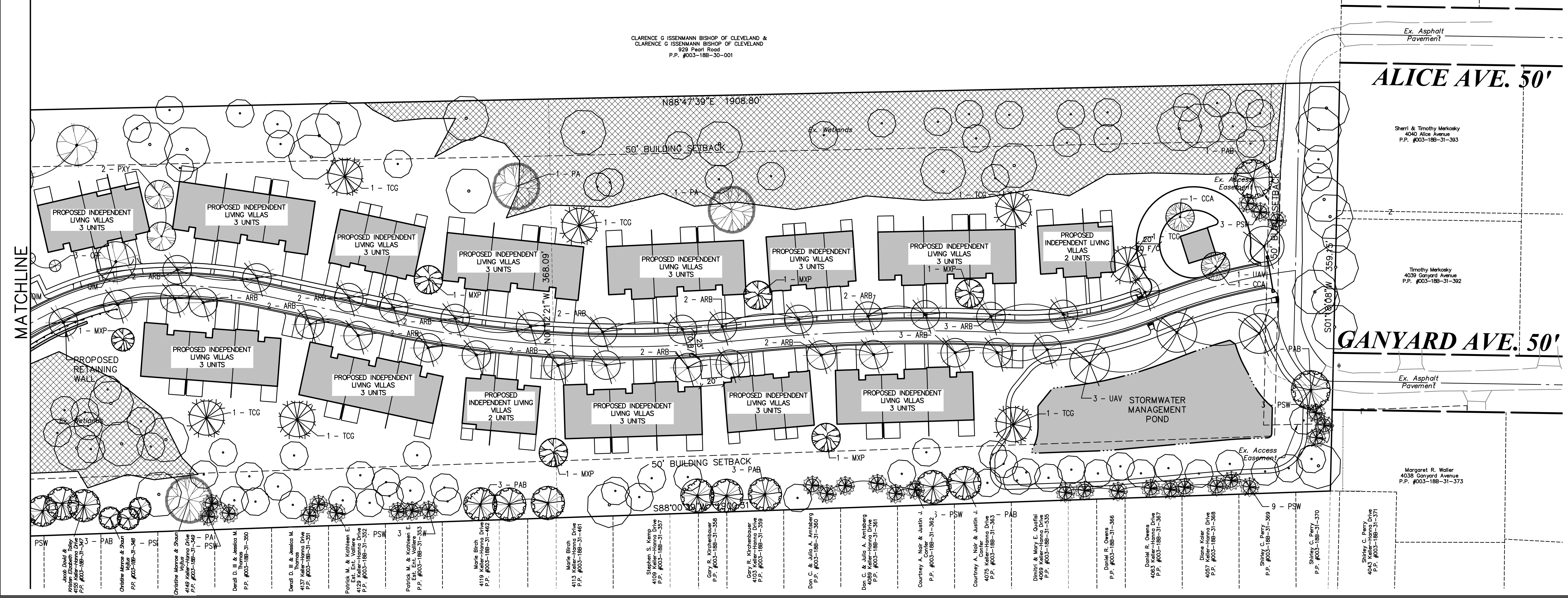
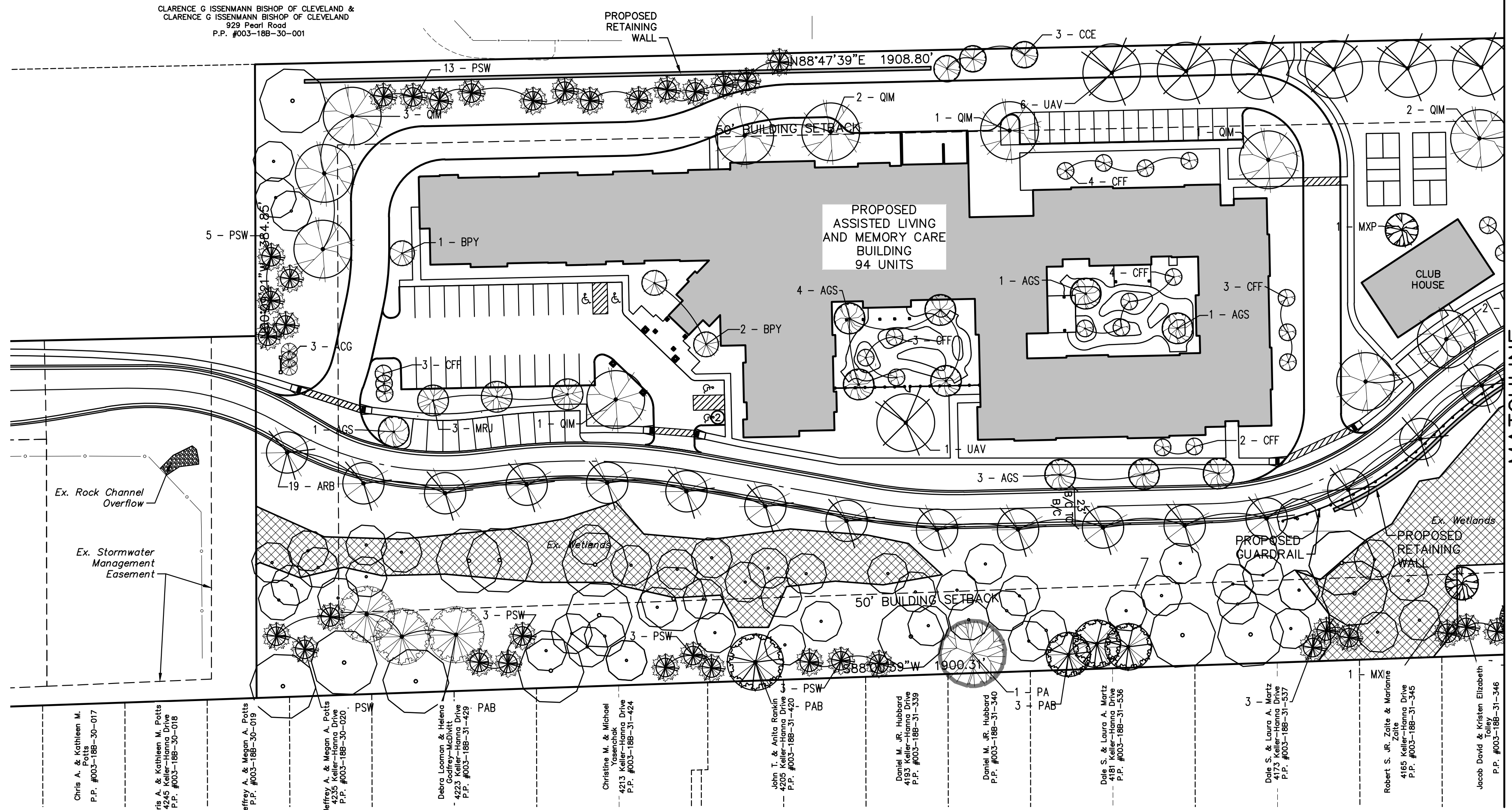
ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Laura E. Timura

X:\Jobs_Folders\2019\19-147\Drawings\IMPROVEMENT PLANS\2022\19147-2022-LS.dwg, 8/29/2022 3:57 PM, Autocad

Plant Material List — West & East Neighborhood				
West & East Neighborhood — Trees				
ID	Qty.	Common Name	Botanical Name	Size / Root / Remarks
Deciduous Trees				
TCG	7	Littleleaf Linden	Tilia cordata 'Greenspire'	2.5" to 3.0" Cal.
UAV	11	Valley Forge Elm	Ulmus americana 'Valley Forge'	2.5" to 3.0" Cal.
ARB	40	Bowhall Red Maple	Acer rubrum 'Bowhall'	2.5" to 3.0" Cal.
QMI	13	Shingle Oak	Quercus imbricaria 'Shingle Oak'	2.5" to 3.0" Cal.
QFT	22	Franz Fontaine Hornbeam	Cornus betulacea 'Franz Fontaine'	2.5" to 3.0" Cal.
PA	4	London Planetree	Platanus acerifolia	2.5" to 3.0" Cal.
Ornamental Trees				
BPY	3	Young's Weeping Birch	Betula pendula 'Youngi'	2.5" Cal.
MPD	8	Prairifire Crabapple	Malus x 'Prairifire'	2.5" Cal.
PXY	2	Yoshino Cherry	Prunus x yedoensis	2.5" Cal.
AGS	10	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	2.5" Cal.
CCE	3	Appalachian Red Redbud	Cercis canadensis 'Appalachian Red'	2.5" Cal.
MRJ	4	Red Jewel Crabapple	Malus x 'Red Jewel'	2.5" Cal.
ACG	3	Rainbow Pillar Serviceberry	Amelanchier canadensis 'Glennform'	2.5" Cal. — 7' to 8' HL
CCA	2	Eastern Redbud	Cercis canadensis	2.5" Cal.
Evergreen Trees				
PAB	20	Norway Spruce	Picea abies	7' to 8' HL
PSW	66	Eastern White Pine	Pinus strobus	7' to 8' HL
PSI	3	Austrian Pine	Pinus nigra	7' to 8' HL
Village entrance typical — Shrubs				
Deciduous Shrubs				
FVB	140	Bronx Forsythia	Forsythia viridissima 'Bronxensis'	15" to 18"
VON	260	Dwarf Cranberry Bush	Viburnum opulus 'Nanum'	18" to 24"
Evergreen Shrubs				
BGM	48	Green Mountain Boxwood	Buxus x 'Green Mountain'	24" to 30"
BVV	114	Vardar Valley Boxwood	Buxus sempervirens 'Vardar Valley'	18" to 24"
Perennials				
SRA	1,482	Angelina Stonecrop	Sedum rupestre 'Angelina'	1 Gal.
Ornamental Grasses				
LMV	352	Variegata Lilyturf	Liriope muscari 'Variegata'	1 Gal.
Groundcovers				
HHE	12	Myrtle, Periwinkle	Vinca minor	1 Gal.
Climbing Vines				
Annuals				
Bulbs				
Notes: Plant material size refers to Height unless otherwise noted				
Notes: Typical for Villas				



REVISIONS	DATE	DESCRIPTION	BY

PROVISION LIVING BRUNSWICK

CITY OF BRUNSWICK

COUNTY OF MEDINA

CUNNINGHAM & ASSOCIATES, INC.

CIVIL ENGINEERING AND SURVEYING

203 W. LIBERTY ST. MEDINA, OHIO 44226 330-725-5960

SHEET TITLE:

LANDSCAPING PLAN

DRAWN BY: JEM

DATE: 6/30/22

CHECKED BY:

DATE:

PROJECT No. 19-147

ACAD FILE No. M:\19147-LS.dwg

SCALE: PLAN 1"=50'

PROFILE-Horz. Vert.

SHEET NO.

1

1

Provision Living at Brunswick

DATE: 12/2/22

Design Guidelines

Special Planning District Number 5 (SPD-5)

1) DEFINITION

- a) This SPD-5 is defined as a self-contained, care-based, residential development for individuals fifty-five years of age and older, or for individuals less than fifty-five years of age when residing with a spouse or sibling fifty-five years of age or older. All residents will have some degree of services and medical care available to them.

2) SITE PLANNING CRITERIA

- a) **Ancillary Facilities.** This senior-living development shall contain the following ancillary facilities: a multipurpose activity room, dining room, health and counseling office, meeting room, a lounge area, area for passive and active recreation, and any and all other amenities required to meet the needs of the senior residents.
- b) **Special Safety and Convenience Features.** This senior-living development shall be designed specifically for seniors, incorporating necessary safety and convenience features.
 - i) The site amenities provided should be more attractive than for multifamily projects, since the elderly people spend nearly all their time on the site.
 - ii) The yards and passive recreation areas should be extensive in quantity and fully landscaped.
 - iii) There should be a composition of small, intimate, private yard and court areas for a variety of passive activities.
 - iv) All pedestrian walkways designed for the use by residents shall be accessible. In addition, at least one accessible route within the site shall be provided from any public transportation stops, accessible parking, all resident facilities, accessible passenger loading zones, and public streets or sidewalks to an accessible entrance to each housing unit.
- c) **The Neighborhoods.** The site shall be divided into two neighborhoods to provide specific regulations for each side. The West Neighborhood shall be approximately 6.3 acres on the West side of the property. The East Neighborhood shall be approximately 9.9 acres on the East side of the property. The specific regulations for each neighborhood shall be specified in this SPD-5 guidelines.

3) BASIC DEVELOPMENT STANDARDS FOR THE ENTIRE DEVELOPMENT SITE

- a) **Minimum front yard setback:** 30 feet
- b) **Minimum side yard setback:** 50 feet
- c) **Minimum rear yard setback:** 50 feet
- d) **Landscaping Requirements**
 - i) The front yard to the West of the SPD-5 development shall be landscaped and shall not be used for parking or any other purpose, except driveways to reach designated parking areas. The following shall be allowed in this area: a sign and retaining wall with fall-

- protection fence that is properly landscaped to soften the façade. The fall-protection fencing shall be approximately 3-4 feet tall, built of wrought iron, or similar material. See Chapter 1282 Landscaping and Screening and 1270 Signs for other regulations.
- ii) The South side yard shall be landscaped to provide a buffer between the residential neighborhood to the South and the SPD-5 development area. This area may be used for stormwater management, including wetland and stream enhancement. The SPD-5 development will not increase water detention on the properties to the South and will improve water drainage for those properties.
 - (1) The buffer area to the South shall be maximized by thoughtful placement of built components, such as buildings and roads to the North of this buffer. The natural vegetation, and especially large trees, within this buffered area shall be protected to the extent possible. The construction process, addressing of drainage issues, and stream enhancement efforts shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area. Where it is impossible to save trees during the construction process, drainage work, and stream enhancement efforts, appropriate trees shall be replanted.
 - iii) The North side yard shall be landscaped to provide a buffer between the church property to the North and the SPD-5 development area. This area accommodates a large wetland area in the East neighborhood. In the West neighborhood, this area may accommodate necessary retaining walls with fall-protection fence that are properly landscaped to soften the façade, outdoor patios and recreation areas, and sidewalks that could link to activities on the church property. The fall-protection fencing shall be approximately 3-4 feet tall, built of wrought iron, or similar material. Landscaping will be provided in this yard area to screen loading areas, dumpsters, and other utility uses. An access road and staff parking will be located in this area and will be properly screened from the church property.
 - (1) The natural vegetation, and especially large trees, within the buffered area to the North shall be protected, to the extent possible. Construction shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area.
 - iv) The rear yard to the East of the SPD-5 development shall be landscaped to provide a buffer between the residential neighborhood to the South and East and the SPD-5 development area. This area shall provide an easement to the City of Brunswick that will allow for the use of a public, connection drive from Alice Avenue to Gaynard Avenue. A private access drive to the SPD-5 development area will be located in this area from the new connection drive. This access point shall be gated with a "breakaway" gate used only for emergencies. A turn-around road is located in this area for emergency vehicles and visitors. All drives shall be located a minimum of 10 feet from the property line and shall be landscaped.
 - (1) The natural vegetation, and especially large trees, within the buffered area to the East shall be protected, to the extent possible. Construction shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area. Additional trees of appropriate species, both evergreen and deciduous, will also be added in this East end buffer to enhance the buffer's effectiveness.
 - v) Trees of an appropriate species and mature size shall be planted along the main roadways on both sides, and in other locations, as appropriate to add shade, reduce wind, and enhance aesthetics of the site. Thought shall be given in the selection and placement of new trees to the following:
 - (1) The tree species' hardiness, appropriateness for the climate, and susceptibility to disease and pests.
 - (2) The tree species' messiness, speed of growth, and maintenance requirements

- (3) The appropriateness of the mature trees size, shape, and overall aesthetic appeal to the scale and texture of the built and natural environment in which it will be placed
- (4) The root structure's potential damage to walks, roadways, foundations, pipes, and other structural elements
- (5) The potential rubbing of a mature tree's branches on buildings
- (6) A growing tree's potential for interference with snow removal and clear sight lines of vehicular traffic.
- vi) The landscape design shall be regulated by chapter 1282 Landscaping and Screening.
- e) **Lighting Standards:** Lighting shall be provided near all circulation areas, buildings, and recreation areas where appropriate. The lighting design shall follow the guidelines below to promote safety, conserve resources, reduce effects on neighbors, and avoid light pollution.
 - i) Exterior lighting shall be designed and located at a pedestrian scale consistent with pedestrian movements and the neighborhood.
 - ii) The site shall be lite in a way that promotes use of the area after dark and addresses safety concerns.
 - iii) Lighting shall be spaced together closely to create an even lighting of the sidewalk, features a white light, and be concealed or shielded to avoid glare.
 - iv) Lighting poles and fixtures shall be compatible with the function and design of the feature and the aesthetics of the property.
 - v) The position of a lamp along a pedestrian walkway shall not exceed fifteen feet in height above the surface of the walkway.
 - vi) Total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit, which is 2.5 lumens per SF of hardscape. The following shall be provided to the zoning commission prior to final plat approval:
 - (a) A calculation of the total square footage of hardscape in the project, the total allowable lumens, and the total lumens and foot-candles of outdoor lighting to be installed.
 - (b) A table showing all exterior luminaires to be installed, their output in lumens, and the height at which they will be installed.
 - (c) In addition, all exterior lighting shall comply with the requirements, as outlined in 1276.14 of the City of Brunswick Planning and Zoning Code.
- f) **Common Open Space:** Each SPD-5 development shall provide common open space equal to a minimum of thirty percent (30%) of the development area. Common open space includes outdoor areas or enclosed recreational areas designed for use by all the residents, and their guests. Common open space includes lawns and other landscaped areas, natural areas, paved terraces and sitting areas, and indoor or outdoor recreation areas. Common open space excludes all areas within 20 feet of a building wall, vehicle parking or circulation areas, unless the space is a designated recreational space (e.g. courtyards, terraces, walking paths, lawns).
- g) **Parking and Road Standards**
 - i) All parking spaces shall be 9 feet by 19 feet.
 - ii) All drives between 90-degree parking spaces shall be 24 feet.
 - iii) All other drives shall be a minimum of 20 feet.
 - iv) The West entry drive shall match the width of the existing access road from Pearl and then shall taper to a minimum of 25 feet to the property line. From the property line, the road shall taper to 22 feet.
- h) **Stormwater Standards**

- i) All stormwater and drainage requirements as outlined in Section 1230.01 and Sections 1234 and 1236 will apply to this SPD-5. Where conflicts arise between these sections, the more stringent standard shall be followed.

4) THE WEST NEIGHBORHOOD

a) PERMITTED USES:

i) Congregate Living

- (1) These types of residences include services provided on-site, within the building, that provide basic daily needs for the residents. Such services may include, but are not limited to housekeeping, transportation and basic daily care. Such facilities may include, but are not limited to dining, spa, beauty/barber shop, fitness, activity, indoor living spaces, and outdoor living/activity spaces. Types of permitted congregate living are as follows:

(2) Assisted Living

- (a) A coordinated array of supportive personal and health services, available 24 hours a day, to residents who need those services in a residential setting. Promotes self-direction and participation in decisions that emphasize independence, privacy, dignity, and homelike surroundings. Such facilities may include, but are not limited to dining, spa, beauty/barber shop, fitness, activity, indoor living spaces, and supervised outdoor living spaces.
- (b) Each unit shall contain: a sleeping area/bedroom, closet, bathroom, kitchenette, living space.

(3) Memory Care

- (a) Assisted or Skilled Nursing care specifically for those who have Alzheimer's, dementia, or other age-associated memory impairments. Such facilities may include, but are not limited to dining, spa, beauty/barber shop, fitness, activity, indoor living spaces, and secured outdoor living spaces.
- (b) Each unit shall contain: a sleeping area/bedroom, closet, and bathroom.

(4) Skilled Nursing

- (a) Residential facility providing daily nursing and/or rehabilitative care that can be performed only by or under the supervision of skilled medical personnel. Such facilities may include, but are not limited to dining, and indoor living/activity spaces.
- (b) Each unit shall contain: a sleeping area, closet, and bathroom.

ii) Accessory Structures

- (1) The dumpster enclosure shall have 3 sides of masonry that matches the façade of the congregate living building, with the 4th side being an opaque gate for access, as specified on the conceptual development plan and in these regulations. This enclosure shall be buffered with landscaping.
- (2) The generator enclosure shall have walls that sufficiently screen the enclosed equipment, approximately 7 to 10 feet in height, clad in a mix of materials including masonry to match the congregate living building, as specified on the conceptual development plan and in these regulations. This enclosure shall be buffered with landscaping.
- (3) An entry sign that matches in style, design, and materials the congregate living building, and as regulated by Chapter 1270.
- (4) Other accessory structures shall be permitted in the recreation areas to provide shelter, recreational activity space, and/or storage for recreational activities. These structures

shall match the style, design, and materials of the independent living buildings, be secondary in scale, and no more than 25 feet tall.

b) SITE AND BUILDING REQUIREMENTS

- i) Minimum lot area: 6.3-acre neighborhood area
- ii) Minimum floor area per unit: Minimum 330 square feet per unit, plus minimum 120 square feet for each additional bedroom or bed. Any 330 square foot unit will be a studio unit consisting of a living area and private bathroom and will not include a kitchenette.
- iii) Maximum building height: 50 feet, this will accommodate a 3-story building and keeps with the scale of the surrounding buildings.
- iv) Density: a maximum of 15 units per acre
- v) Accessibility Standards:
 - (1) All facilities shall meet the accessibility standards as outlined in the Ohio Administrative Code 4101:1-11-01
- vi) Building Design Standards:
 - (1) Buildings shall have a maximum of 112 units.
 - (2) The front façade of the building shall provide a varying shape to break up the face of the building and to avoid walls in excess of 50 feet.
 - (3) A single style of material covering the exterior of a building shall not exceed 50% of the total façade. There shall be a minimum of 3 materials used on the building, one of which must be masonry.
 - (4) Style and materials shall match those used in the East Neighborhood.
 - (a) West Neighborhood will utilize cementitious, or like material, siding; while East Neighborhood will utilize a similar style, high quality vinyl siding.
 - (5) Earth tones will prevail in the color scheme throughout the West Neighborhood.
 - (6) All overhangs must be a minimum of 12 inches.
 - (7) All roofs will maintain at least a 4/12 pitch, with the predominant roof structures at a minimum of 6/12 pitch. Long rooflines shall be broken up through the use of gables, dormers, or other design elements.
 - (8) A means, such as a snow retention system, will be installed to ensure the safety of pedestrians from the dangers of snow falling from roof surfaces onto pedestrians below.
 - (9) Roofing colors shall be complementary to and darker than the predominant siding material.
 - (10) All exterior materials shall be low maintenance and durable, with resistance to moisture, wind, and sunlight.
 - (11) Windows throughout the development shall be generous in size and number to allow for sunlight to enter the interior spaces. Windows shall have a consistent mullion design throughout the development.
- vii) Building Spacing:
 - (1) The congregate living building, including their terraces, decks and patios, shall be separated by at least 30 feet to other buildings, except when windows of living areas and patios, decks and terraces face each other, they shall be separated by at least 40 feet, unless visions obscuring landscaping, walls or fences are provided between such patios, decks, or terraces.
- viii) Recreation Space: minimum of 60 square feet of common recreation space per unit is required. This space shall be grouped in large blocks, secured where necessary, and well landscaped.
- ix) Private Open Space: not required for congregate living facilities because of safety concerns. (see supporting documents for references)

- x) Parking Requirements: there shall be a minimum of .5 parking spaces per dwelling unit, per Table 1276.1. See Chapter 1276 Parking and Site Design.

5) THE EAST NEIGHBORHOOD

a) PERMITTED USES:

i) Independent Living with Services

- (1) These residents will be participants in the on-site, medical care community while maintaining a degree of independence. They will benefit from services that may include, but are not limited to transportation, home health assistance, meals, maintenance, housekeeping, and concierge services. These residences may be attached units with private garages and entrances.
- (2) Each unit shall contain: a bedroom, closet, bathroom, kitchen, living space, at least a 1 car-garage, and 60 square feet of private open space such as a patio.

ii) Club House structure

- (1) The club house shall match the style, design and materials of the independent living buildings, be no more than 25 feet tall and as specified on the conceptual development plan and in these regulations. This building shall be buffered with landscaping.

iii) Accessory Structures

- (1) The maintenance and storage building shall match the style, design, and materials of the independent living buildings, be no larger than 30 feet by 30 feet, be no more than 25 feet tall, and as specified on the conceptual development plan and in these regulations. This building shall be buffered with landscaping.
- (2) Other accessory structures shall be permitted in the recreation areas to provide shelter, recreational activity space, and storage for recreational activities. These structures shall match the style, design, and materials of the independent living buildings, be secondary in scale, and no more than 25 feet tall.

b) SITE AND BUILDING REQUIREMENTS IN THE EAST NEIGHBORHOOD

- i) Minimum lot area: 9.9-acre neighborhood area, 16.2 acres for total site
- ii) Minimum floor area per unit: Minimum 1000 square feet for each one-bedroom unit; plus minimum 120 square feet for each additional bedroom
- iii) Maximum building height: 35 feet, this will accommodate a single-story building and keeps with the scale of the surrounding neighborhood.
- iv) Density: a maximum of 5 units per acre
- v) Accessibility Standards:
 - (1) All housing units shall have at least one accessible entrance. To the extent feasibly, all entrances and exterior private spaces for use by residents such as porches, decks, balconies, and walks shall be accessible. Where accessibility to secondary entrances and private spaces is not feasible, there shall not be more than two steps to these areas.
- vi) Building Design Standards:
 - (1) Buildings shall have a maximum of 4 units attached in a single building.
 - (2) The front façade of each building shall provide a varying shape to break up the face of the building.
 - (3) A single style of material covering the exterior of a building shall not exceed 75% of the total façade. There shall be a minimum of 3 materials used on the building, one of which must be masonry.
 - (4) Style and materials shall match those used in the West Neighborhood.
 - (a) West Neighborhood will utilize cementitious, or like material, siding; while East

Neighborhood will utilize a similar style, high quality vinyl siding.

- (5) All overhangs must be a minimum of 12 inches.
 - (6) Earth tones will prevail in the color scheme throughout the East Neighborhood.
 - (7) All primary roofs will maintain at least a 6/12 pitch. Garage shed dormer will maintain at least a 3/12 pitch. Long rooflines shall be broken up through the use of gables, dormers, or other design elements.
 - (8) Roofing colors shall be complementary to and darker than the predominant siding material.
 - (9) All exterior materials shall be low maintenance and durable, with resistance to moisture, wind, and sunlight.
 - (10) Windows shall be generous in size and number to allow for sunlight to enter the interior spaces. Windows shall have a consistent mullion design throughout the development.
 - (11) Garages shall be designed and located so they are not the dominant visual element of the building or streetscape. All attached garages shall comply with the following:
 - (a) The garage door shall be set back a minimum of 20 feet from the road or sidewalk, whichever is closer. In no instance shall the garage door be more than six (6) feet in front of the main living area.
 - (b) All attached garages shall be fully integrated into the building mass.
- vii) Building Spacing:
- (1) Independent living residences, including their terraces, decks, and patios require setbacks of:
 - (a) 15 feet front yard setback to sidewalk or road, whichever is closer; and 20 feet from garage door to sidewalk or road, whichever is closer.
 - (b) 20 feet side yard setback to another single-family structure or road
 - (c) 30 feet rear yard setback to another single-family structure or road
- viii) Recreation Space: minimum of 500 square feet of common recreation space per unit is required. In developments of more than 4 acres, at least one recreation area shall be a block with minimum dimensions of 100 feet by 100 feet and the balance shall be in large blocks to support its intended recreation use.
- ix) Private Open Space: minimum of 60 square feet per unit is required. Private open space shall not occupy any portion of the common open space or recreation space already required. Private open space shall be specifically designed and constructed to be used and enjoyed by the residents of an individual dwelling unit. Such space shall be screened or otherwise designed to provide privacy for the intended users.
- x) Parking Requirements: there shall be a minimum of 2 off-street parking spaces per dwelling unit, one of which shall be in a garage attached to its corresponding unit. In addition, 1 off-street visitor space per every 5 units shall be provided. See Table 1276.1. See Chapter 1276 Parking and Site Design.

