

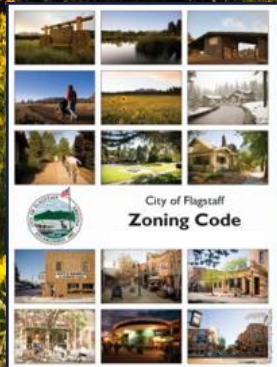
Updates to Zoning Code 2021 – Accessory Dwelling Unit and Accessory Structure Encroachments Requirements

City's Request to
Amend the Zoning Code

Case PZ-21-00066



Dan Symer, AICP
Zoning Code Manager



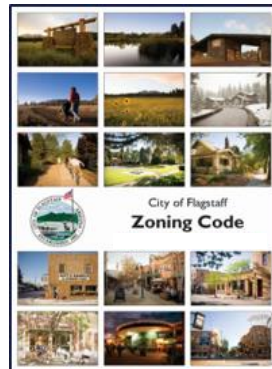


Accessory Dwelling Units and Accessory Structure Encroachments Requirements



Work Session Objectives

- **To inform the public and allow for their suggestions and concerns to be heard**
- **To inform the City Council and allow for their suggestions, questions and discussion**
- **No action will be taken by the City Council at their work session**





Accessory Dwelling Units and Accessory Structure Encroachments Requirements

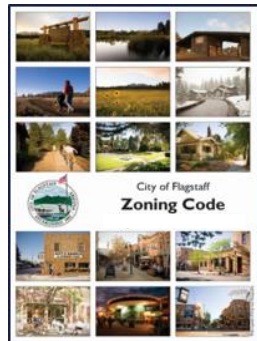


City's Proposed Zoning Code Text Amendment

Purpose:

Amend the Zoning Code to

- **Modify the existing Accessory Dwelling Unit provisions to address the location and height allowances for Attached, Detached, and Interior Accessory Dwelling Units**
- **Consolidate the accessory structure encroachments provision into one table**





Accessory Dwelling Units and Accessory Structure Encroachments Requirements

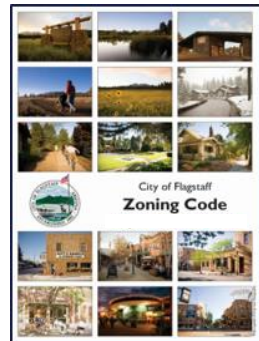


City's Proposed Zoning Code Text Amendment

Purpose:

Discussion Topic

- **Hold a discussion pertaining to removing barriers that prohibit homeowners from building Accessory Dwelling Units on their property**





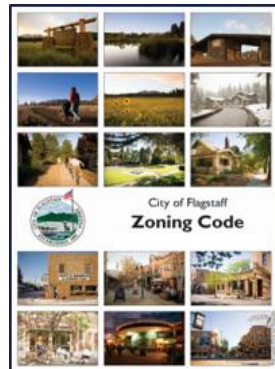
Accessory Dwelling Units and Accessory Structure Encroachments Requirements



City's Proposed Zoning Code Text Amendment

Questions for Consideration:

- **Does the City Council have any recommended modifications or considerations on the proposed Zoning Code Text Amendment?**
- **Does the City Council desire to incorporate modifications to the proposed amendment to remove the existing provisions requiring a property owner to occupy the single-family dwelling unit and the restrictive covenant pertaining to owner occupancy and leasing provisions?**

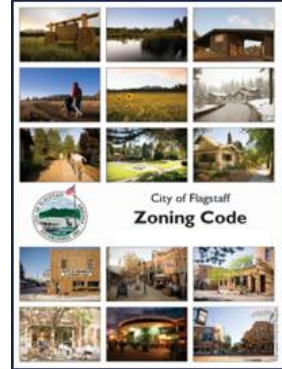
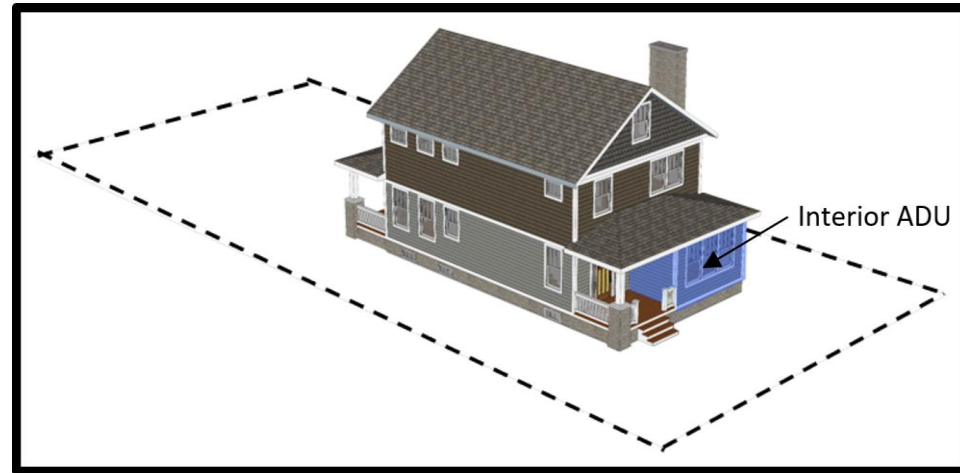
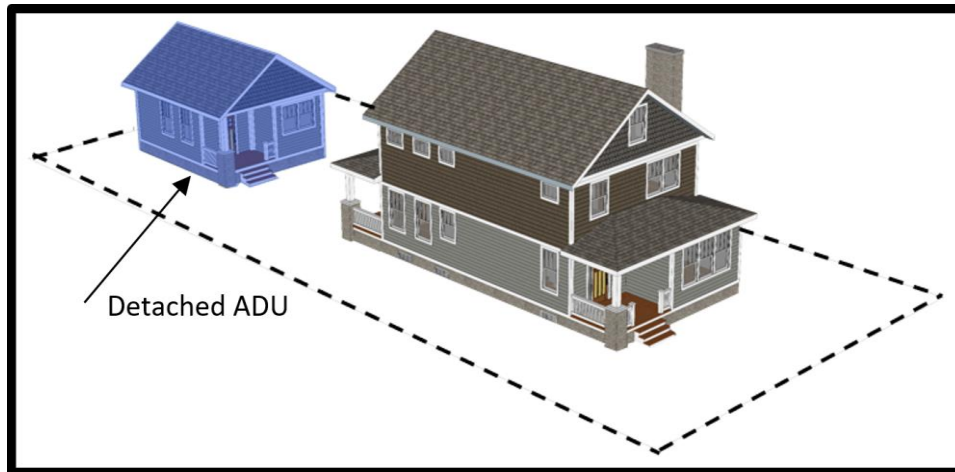
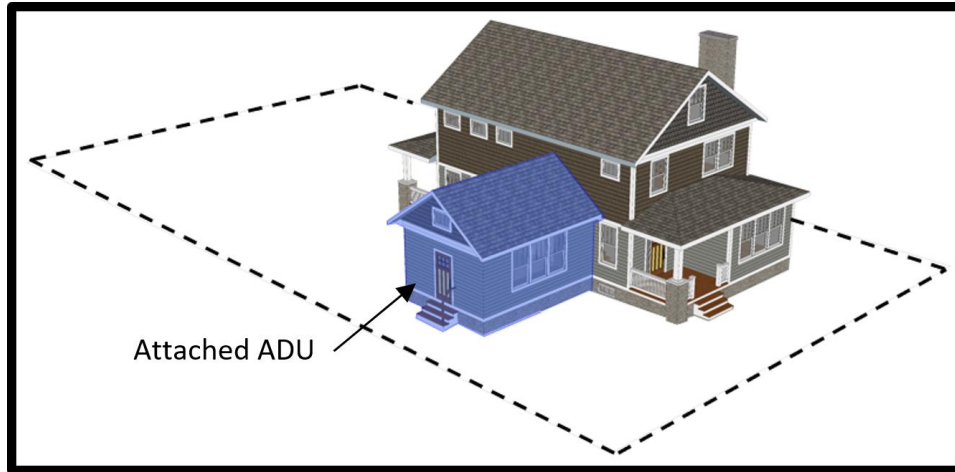




Accessory Dwelling Units and Accessory Structure Encroachments Requirements



Types of Accessory Dwelling Units





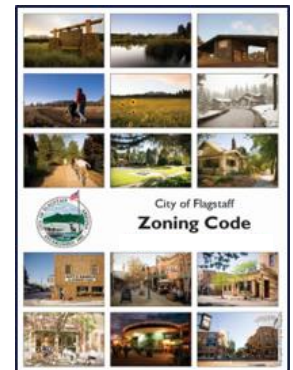
Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- **Detached Accessory Dwelling Units to encroach into the required interior and rear setback**
- **Proposed Allowance**
 - **Five foot setback from interior side property**
 - **Five foot setback from rear property line, except allow a zero foot setback adjacent to public or private alley**
 - **Sixteen foot building height allowance**
 - **Allow the first floor of a existing garages to be used in as Detached Accessory Dwelling Unit**





Accessory Dwelling Unit and Accessory Structure Encroachments Requirements

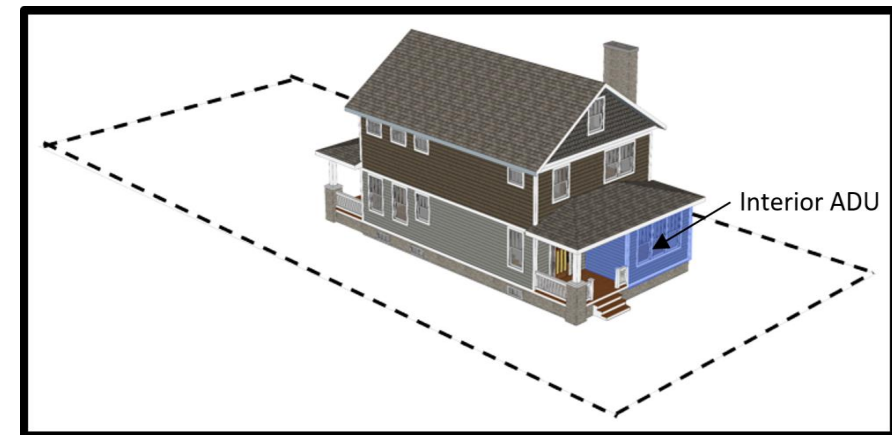
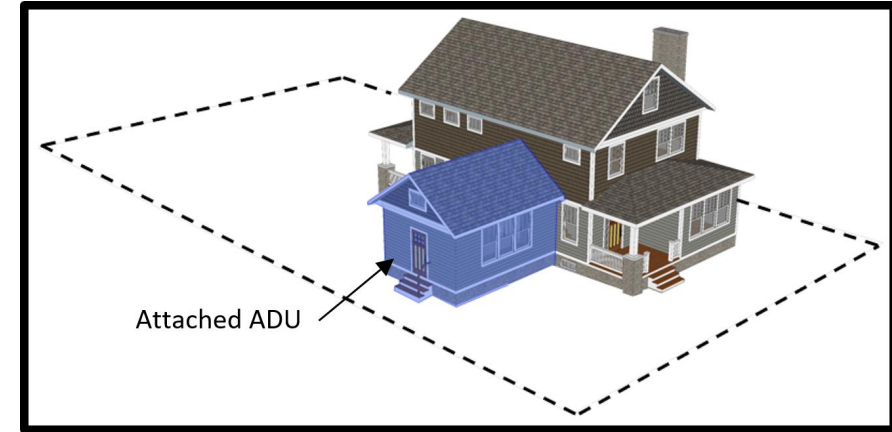


City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- **Interior and Attached Accessory Dwelling Unit**
 - Maintain the existing setback requirements
 - Proposed to allow Interior and Attached Accessory Dwelling Unit to be constructed to the height allowed by the property's zoning

- **Consolidate the accessory structure encroachments provision into one table**

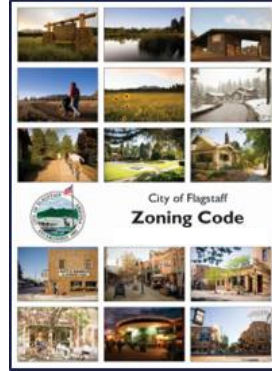




Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



City's Proposed Zoning Code Text Amendment



Discussion Topic:

- **Hold a discussion pertaining to removing barriers that prohibit homeowners from building Accessory Dwelling Units on their properties**
 - **Incorporate modifications to the proposed amendment to remove the existing provisions requiring a property owner to occupy the single-family dwelling unit and the restrictive covenant pertaining to owner occupancy and leasing provisions**



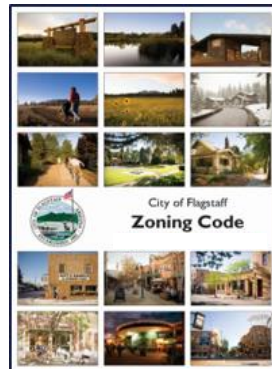
Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



City's Proposed Zoning Code Text Amendment

Provisions:

- **Required Occupancy**
 - **Property owner shall occupy either the Single-family Dwelling Unit or the Accessory Dwelling Unit as their principal residence**
 - **Single-family Dwelling Unit or the Accessory Dwelling Unit that is not occupied by the property owner that is rented or leased shall be for a period of no less than 30 days**





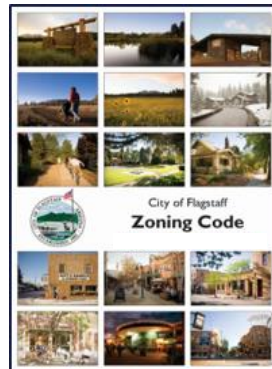
Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



City's Proposed Zoning Code Text Amendment

Provisions:

- **Restrictive Covenant**
 - **Property owner shall occupy either the Single-family Dwelling Unit or the Accessory Dwelling Unit as their principal residence**
 - **Single-family Dwelling Unit or the Accessory Dwelling may not be separately rented/leased or subleased**





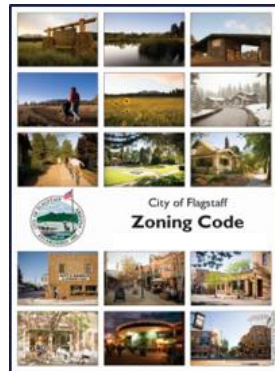
Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



City's Proposed Zoning Code Text Amendment

The potential benefits include:

- **Allowing a property owner to construct an Accessory Dwelling Units that may also be rented in addition to a single-family dwelling unit rental on the same lot**
- **Increasing the number of rental dwelling units that may contribute to the availability of affordable housing options**





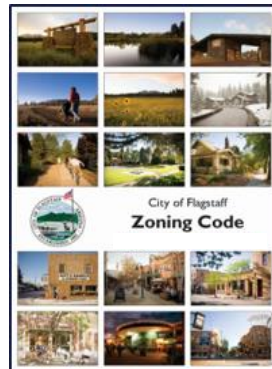
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City's Proposed Zoning Code Text Amendment

The potential drawbacks include:

- **Creating an increased number of Accessory Dwelling Units that may be utilized as vacation/short term rentals**
- **Having two separate rental units connected to one utility meter for each source (water, electric, gas, etc.)**





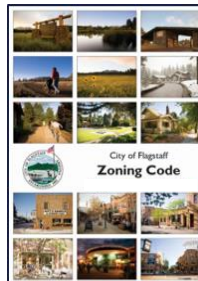
Accessory Dwelling Unit and Accessory Structure Encroachments Requirements



City's Proposed Zoning Code Text Amendment

The potential solution:

- Incentive the development of an Accessory Dwelling Unit by allowing the property owner to lease both the Accessory Dwelling Unit and the Single-Family Dwelling Unit if they agree to restrictive covenant or agreement prohibiting the units from being leased as vacation/short term rentals





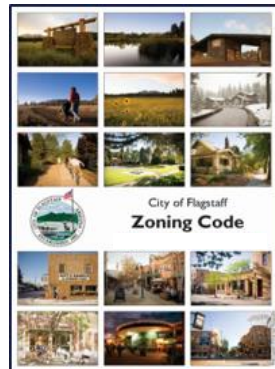
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Updates to Zoning Code 2021 – Recreational Marijuana

City's Request to
Amend the Zoning Code
Case PZ-21-00056



Dan Symer, AICP
Zoning Code Manager

