



Zoning Ordinance Amendments: Accessory Dwelling Units, Home-Based Childcare, Planned Community Permits

Public Hearing

Presenters: Brittany Whitehill, Assistant Planner and
Stephanie Williams, Planning Manager/Zoning Administrator

April 28, 2020



What has changed?

- Allowable zones
- Standards/Regulations
- JADUs
- Multifamily ADUs

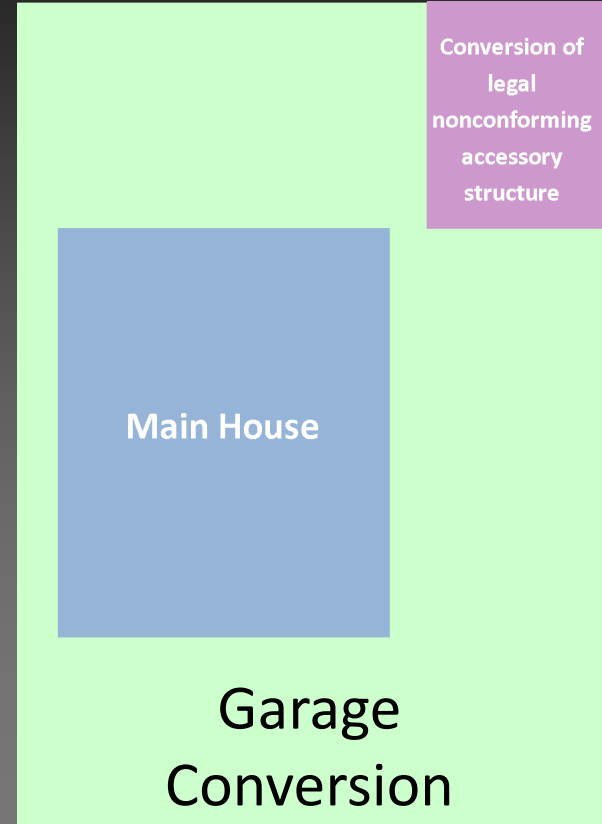
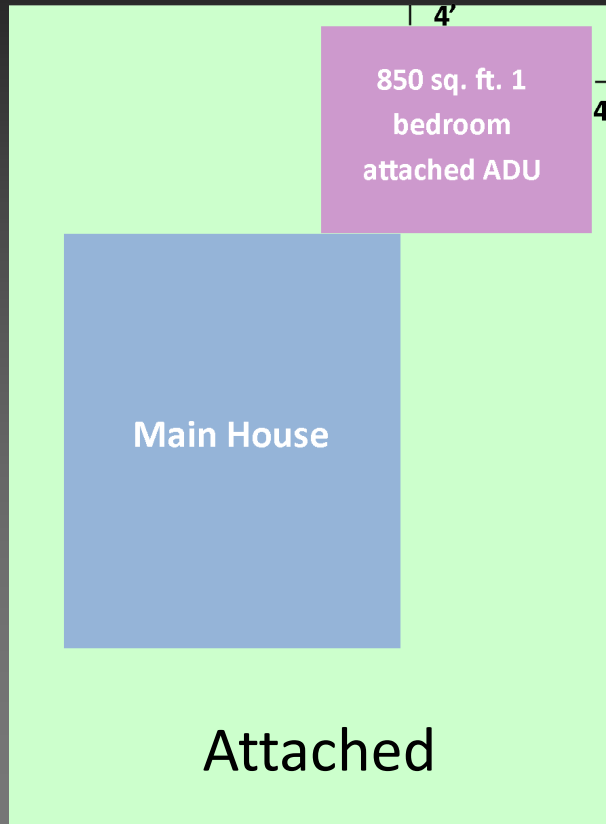
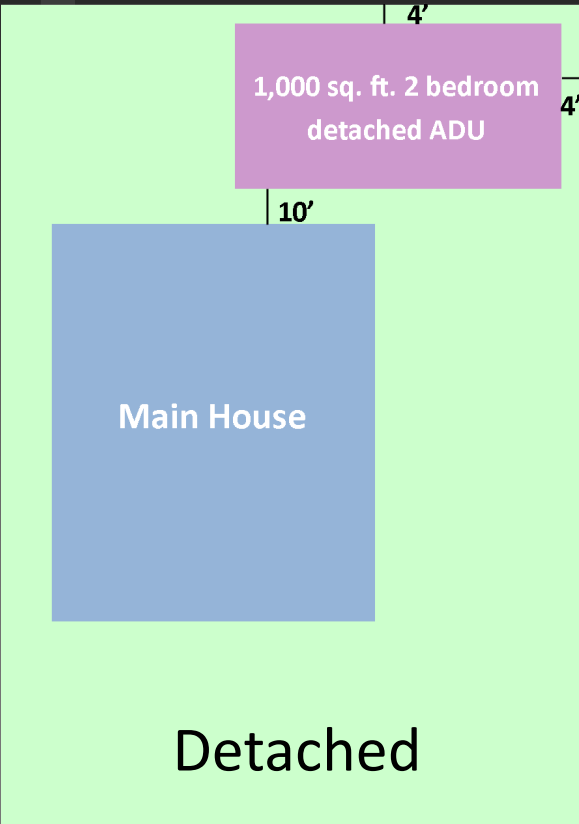


Where are ADUs allowed?

- Currently: Single family lots in the R1
- Proposed: R1, R2, R3, R4, CRA (residential properties)



Development Standards





ADU Parking Standards

- Main House – 2 spaces (1 covered)
- ADU – 1 space (exceptions possible)
- Garage conversion – No replacement parking required



ADUs in Multifamily Structures

- Conversion of existing, non-livable space (i.e. garages, attics, storage areas, boiler rooms): at least one unit and up to 25% of the total number of units



- R1 only
- Maximum 500 square feet
- Separate entrance and cooking facilities required
- Separate sanitation facilities optional



Large Family Daycare Homes

- Permitted by right in all residential districts
- 7 to 14 children
- Eliminate parking requirement
- Eliminate additional standards - concentration, pick-up and drop-off, outdoor play area, etc.



Planned Community Permits

- Clarify the purpose and required findings of Planned Community Permits



Environmental Planning Commission

EPC unanimously recommended approval of the draft code amendments on March 4th.



Introduce an Ordinance Amending Sections of Chapter 36 (Zoning Ordinance) of the City Code to Update Accessory Dwelling Unit and Home-Based Child-Care Regulations to Align with New State Regulations and Modifications to Planned Community Permit Regulations, to be read in title only, and set a second reading for May 12, 2020 (Attachment 1 to the Council report).



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