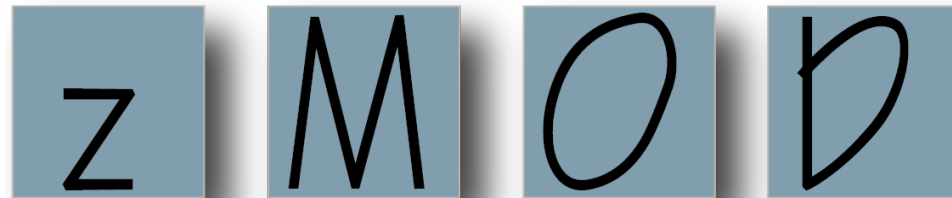




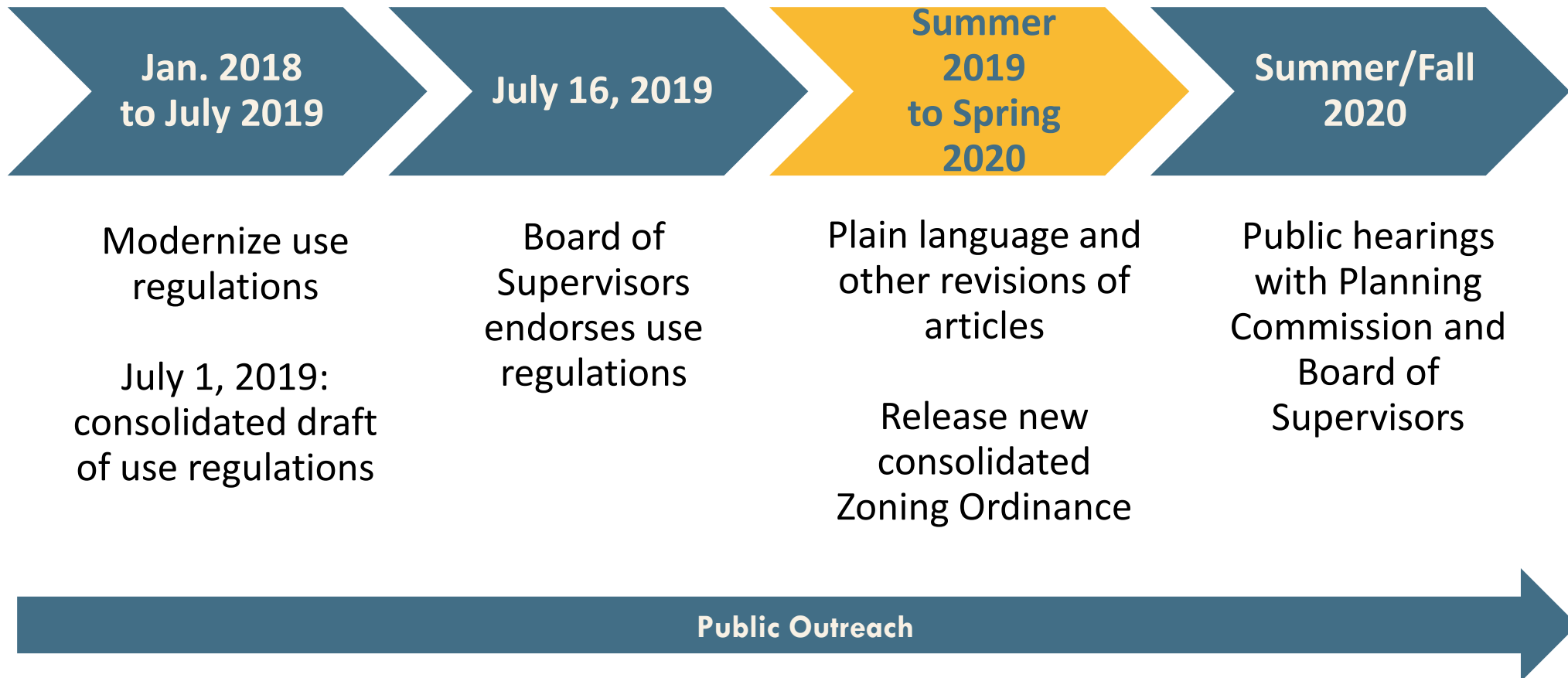
# Zoning Ordinance Modernization Project



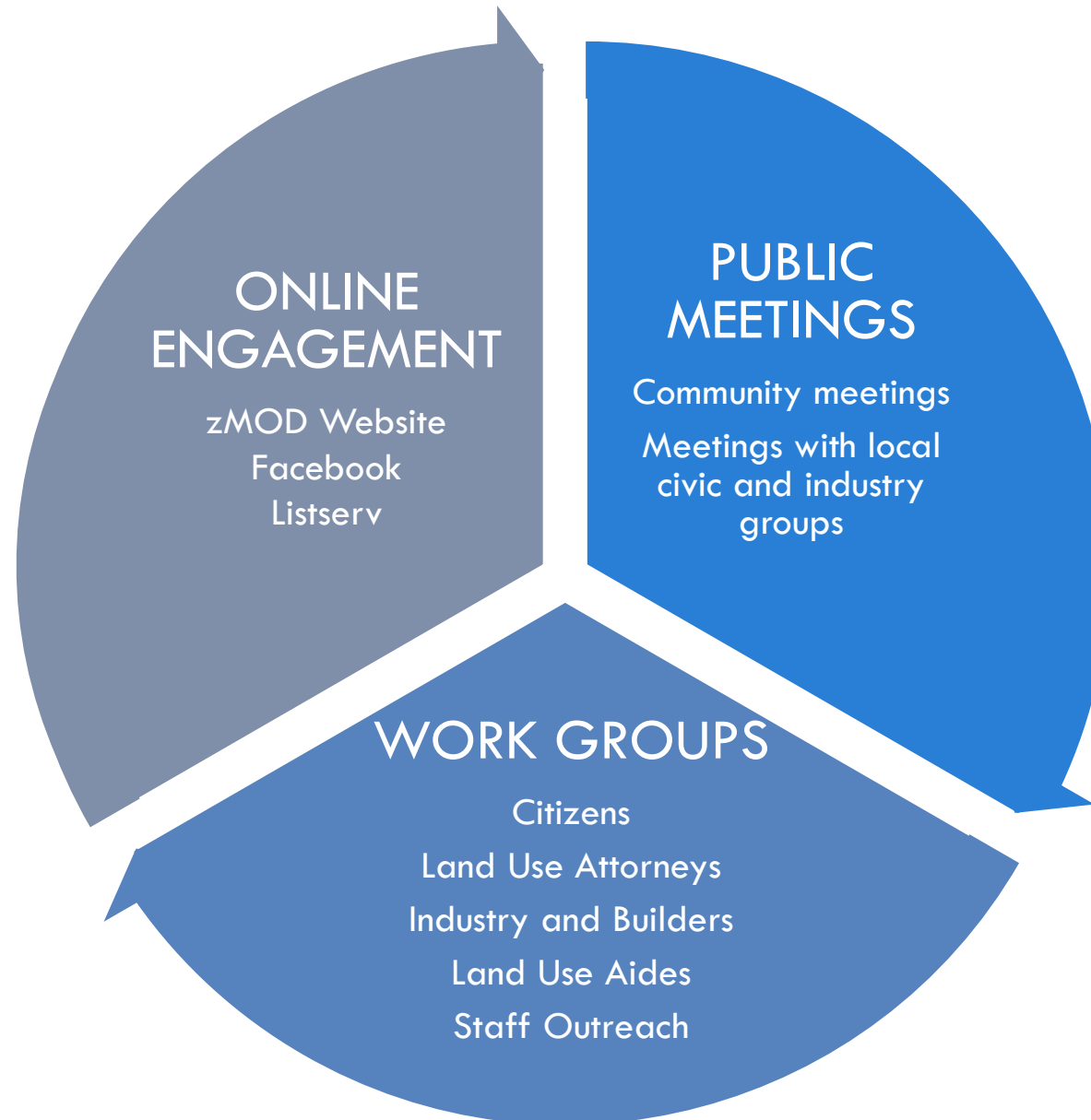
Land Use Policy Committee  
February 4, 2020

Carmen Bishop and Casey Judge, ZAD/DPD

# Timeline



# Outreach



*\*Staff is available to present the drafts to community groups, receive feedback, and answer questions*

# Streamlined Accessory Dwelling Unit Process

Current: All accessory dwelling units require SP

Proposed: Administrative approval if located within the principal dwelling

- **Revised:** Maximum size of 1,200 SF (with a special permit for larger) but must continue to be subordinate, identify a designated parking space

Continue to require special permit if detached

- **Revised:** Maximum size of 1,200 SF but must continue to be subordinate



# Accessory Dwelling Unit Discussion

- Does the Board generally support the proposed approach?
- Are the proposed size ranges acceptable for advertising purposes?  
(700 – 1,200 SF for an interior unit and 700 – 1,500 SF for a detached unit)



# Home-Based Business

## Existing

### Home Occupation

- Requires \$50 permit
- Administrative
- No customers (except for a school) and one employee
- No stock in trade
- List of certain permitted uses



### Home Professional Office and Barbershop

- Requires \$16,375 special permit
- Public hearing
- Allows customers and employees
- Limited to certain permitted “professional” uses



## Proposed

### Home-Based Business

- Administrative permit or special permit to exceed limits
- Allows customers and employees
- List of prohibited use categories
- Other considerations

# Ensuring Neighborhood Compatibility

Ways that Home-Based Businesses can be limited:

✓ Customers/Clients 

✓ Employees 

? Stock in Trade or Overall Size 

? Number of Deliveries 

# Home-Based Business Discussion

- Does the Board generally support the proposed approach?
- Should home-based businesses be limited in other ways? (size or deliveries)
- Are the proposed ranges for the number of customers acceptable for advertising purposes? (0 – 8 per day; 0 – 4 at a time in SFD; 0 – 2 at a time for all other dwellings)
- Should types of allowed home-based businesses be revised?





# Flexibility for Freestanding Accessory Structures

- Proposes new height and setback regulations:

**Less than 8.5 ft:**

Can locate in any side  
or rear

**Between 8.5 and 12 ft:**

Must be 5 feet from side  
and rear

**Over 12 ft:**

Must meet side  
setback and rear  
setback or distance in  
height, whichever is  
less

- Proposes new maximum height of 20 feet for enclosed accessory structures in association with single family dwelling



# Freestanding Accessory Structure Discussion

- Is the proposed height range for structures located five feet from a side or rear lot line acceptable for advertising purposes? (10 – 12 feet)
- Is the proposed maximum height range for structures on single family lots acceptable for advertising purposes? (15 – 25 feet)



# Additional Land Uses

Decks and Patios



Electric Vehicle Charging



Solar Collection System





# Questions & Discussion

