

III. Consent Agenda

- A. **Approval of Planning Commission Minutes – February 7, 2017.**

ACTION: Approve

- B. **SE 17-0001 – Request for a Special Exception to allow for parking in front of the front building line at 110 Dowdy Drive. The request is submitted by Balzer & Associates on behalf of Main at Dowdy, LLC . Action: Schedule public hearing for April 4, 2017.**

Meeting Agenda

March 7, 2017

- I. Call to Order
- II. Roll Call
- III. Consent Agenda
- IV. Public Hearing
- V. Citizen Comment
- VI. Unfinished Business
- VII. New Business
- VIII. Adjournment

IV. Public Hearing

- A. **Zoning Ordinance Amendment #32/Ordinance #1816 – An Amendment to the Town Zoning Ordinance to allow Accessory Apartments in the RR-1, RR-2, R-4 and R-5 zoning districts and establish an Accessory Apartment Permit Program.**
 - 1. **Staff presentation**
 - 2. **Public Comment**
 - 3. **Commission Motion and Discussion**
 - 4. **Commission Action**

Accessory Apartments

ZOA #32/Ordinance #1816

- **Previously allowed in Town**
- **Removed from code in 1970s**
- **Reconsider and allow**

Accessory Apartments

ZOA #32/Ordinance #1816

- **Existing non-conforming uses exist in Town (Miller Southside, McBryde Village)**
- **New program would not apply to existing non-conforming apartments**

Accessory Apartments

ZOA #32/Ordinance #1816

- **Pro and Cons to reinstating this use**
 - **Owner occupancy, home affordability, aging-in-place, variety of housing types**
 - **Lifestyle conflicts, parking problems, difficulties in enforcement**
- **Research other communities**

Accessory Apartments

ZOA #32/Ordinance #1816

- **Public input meetings**
 - **October 2016**
 - **January 2017**
- **Public Hearing continued from Feb. 7th**
- **Information on website**

Accessory Apartments

ZOA #32/Ordinance #1816

- **Review by Zoning Review Committee**
- **Review by Housing Community
Development Advisory Board**

Accessory Apartments

ZOA #32/Ordinance #1816

- **Zoning Districts allowed**
 - **RR-1, RR-2, and R-4**
- **Property must be owner occupied**
 - **Either main home or apartment**
- **In residence 9 months of year**

Accessory Apartments

ZOA #32/Ordinance #1816

- Existing occupancy standard applies
 - Family plus 2
 - 3 unrelated
- Limit apartment size to 800 sq. ft.

Accessory Apartments

ZOA #32/Ordinance #1816

- **Parking for accessory apartment**
 - None
 - Any parking provided must be pervious surface
- **Lot Coverage**
 - Includes accessory apartment

Accessory Apartments

ZOA #32/Ordinance #1816

- **Floor Area Ratio**
 - Includes accessory apartment
- **Setbacks**
 - Includes accessory apartment
 - Typical rear and side yard setbacks 10'
- **Height**
 - Same as underlying district

Zoning Ordinance

ZOA #32/Ordinance #1816

- **Safety measures**
 - **Smoke detectors**
 - **Carbon monoxide detectors**
 - **Egress windows**
- **Universal design features**
 - **Based on level of improvement**

Accessory Apartments

ZOA #32/Ordinance #1816

- **Covenant to be recorded**
- **Establish an Accessory Apartment Permit Program administered by the Town**
- **Owners consent to inspection**
- **Can be revoked**

Accessory Apartments

ZOA #32/Ordinance #1816

- Does not supersede deed restrictions
- Cannot also do homestay
- Timing of program
 - Calendar year, academic year
 - Application and fee
 - Effective date

Accessory Apartments

ZOA #32/Ordinance #1816

- **Include reference to items in staff memo as needed in consideration of motion**

IV. Public Hearing

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