

**TOWN OF BLACKSBURG
AGENDA MEMO**

DATE: March 9, 2017

TO: Town Council

FROM: Anne McClung, Planning and Building Director 

TITLE: Ordinance #1816/ZOA #32 Amending the Zoning Ordinance adding new §1270 and 1271, amending §§ 2103, 3021, 3023, 3031, 3032, 3041 and 3042 and adding new §4201 to create an Accessory Apartment Permit Program.

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- **Background:** The proposed amendment would change the text of the Zoning Ordinance to create an Accessory Apartment Permit Program. New §§ 1270 & 1271 outline the program and indicate that owner occupancy is required. One accessory apartment would be allowed for properties in the RR-1, RR-2 and R-4 zoning districts. A property would not be allowed to have an accessory apartment and also have a homestay use. A definition of “accessory apartment permit program” would be added to the definitions section in the Zoning Ordinance (§2103). References to accessory apartment as an allowed use would be included in the RR-1, RR-2 and R-4 zoning districts. The ordinance also includes new §4201 with proposed Use and Design Standards for accessory apartments. The standards for occupancy, setbacks, height, lot coverage, and floor area ratio would be the existing standards in the underlying zoning district. Additional parking would not be required for an accessory apartment. Safety measures and universal design features are also proposed.
 - **Considerations:** See attached staff report and associated memos. On March 7, 2017 the Planning Commission voted to approve Ordinance #1816 by a vote of 5/2. **The copy of Ordinance #1816 provided to Council reflects the recommendations of the Planning Commission.**
 - **Action:** Schedule public hearing for April 11, 2017.
 - **Attachments:**
 - Ordinance #1816
 - Planning Commission memo dated March 7, 2017
 - Staff report and memos:
 - January 12, 2017
 - February 2, 2017
 - February 3, 2017
 - March 3, 2017
 - Housing and Community Development Advisory Board dated January 5, 2017
 - Zoning Review Committee dated December 12, 2016
 - Public input notes, sign-in sheets and correspondence received to date
 - Comparison chart other communities