



Item 3F
Greensheet
From Staff

COUNCIL AGENDA ITEM
MEETING DATE: October 2, 2018

TO: City Council

FROM: Kurt Firnhaber, Jay Sugnet, David Gehr

DATE: October 2, 2018

AGENDA
ITEM: 3F – Third reading ADU Ordinance 8256

Staff is proposing the following amendment to Ordinance 8256 in Attachment B (Page 96, line 3). This proposed amendment would limit DETACHED ADU incentive to properties where the accessory structure with the ADU or the principal structure are landmarked or recognized as contributing to a designated historic district.

Amend proposed language in Section 9-6-3(a)(3)(E) to read as follows:

- (E) Designated Historic Property. If the detached accessory dwelling unit is located within an accessory structure that is designated as an individual landmark or recognized as contributing to a designated historic district or the principal structure is designated as an individual landmark or recognized as contributing to ~~or within~~ a designated historic district under Chapter 9-11, "Historic Preservation," B.R.C 1981, the following modifications to the standards of this paragraph (a)(3) apply:
- (i) In the RL-1 and RL-2 zoning district, the unit is not subject to the twenty percent limitation factor of subparagraph (a)(3)(A) provided that no more than thirty percent of the lots or parcels in the neighborhood area contain an accessory unit;
 - (ii) The unit shall only be required to provide the parking required in the zoning district for the principal dwelling unit; and
 - (iii) If the structure the unit is located in is designated as an individual landmark or recognized as contributing to the historic district, the unit may be more than one-third of the total floor area of the principal structure but shall not exceed one-half of the floor area of the principal structure or one thousand square feet, whichever is less. The BOZA may grant a variance to this size requirement pursuant to Section 9-2-3, "Variances and Interpretations," B.R.C. 1981.

