

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2024-870

Introducer/Sponsor(s): Council Member Diamond

Date of Introduction: November 12, 2024

Committee(s) of Reference: LUZ

Date of Analysis: November 14, 2024

Type of Action: Zoning Code amendment

Bill Summary: The ordinance amends the Zoning Code to remove the cap of 20 dwelling units per acre in the Medium Density Residential zoning districts and replace it with the density provided for in the Medium Density Residential land use categories in the Comprehensive Plan. It reduces the minimum lot size requirements for third and additional family units in the RMD-B, RMD-C and RMD-D zoning districts and increases the maximum number of units per acre allowable in each. The bill deletes the requirement that Accessory Dwelling Units may only be located on property that is subject to an existing homestead exemption or on property that meets the requirements for a homestead exemption for which an exemption application has been filed and is expected to be approved. It amends the Supplementary Regulations to reduce the minimum square footage of living space requirement for primary structure dwelling units from 850 to 650 square feet, which may be reduced to 600 square feet if dwellings in the immediate neighborhood are of that size. The Definitions section is amended to revise the definition of Cottage to remove the restriction that cottages are only allowed on any lot that is zoned RMD-A, RMD-B, RMD-C, RMD-D and CRO as of the effective date of the legislation creating the definition of Cottage and to provide that no property located outside the Urban Priority Area or urban area which is zoned AGR, RR or RLD, may be rezoned to permit cottages.

Background Information: See related ordinances 2024-868 and -869 relating to Comprehensive Plan and Zoning Code changes intended to allow for increased density to accommodate a greater diversity of housing options in the city. The bill derives in part from the work of the Special Committee on Homelessness and Affordable Housing.

Policy Impact Area: Affordable housing

Fiscal Impact: Undetermined

Analyst: Clements