

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2024-256

Introducer/Sponsor(s): Council Member Diamond

Date of Introduction: March 26, 2024

Committee(s) of Reference: NCSPHS, LUZ

Date of Analysis: March 28, 2024

Type of Action: Ordinance Code amendments

Bill Summary: The bill amends Zoning Code Subpart C – Commercial Use Categories and Zoning Districts – in Section 656.311 - Residential-Professional-Institutional Category – to provide that all single-family dwellings, not just those originally designed and constructed prior to adoption of the City’s Comprehensive Plan, are permitted in the CRO Zoning District. It deletes “New single-family dwellings” from the list of permissible uses by exception in CRO districts as they would become permitted uses under the amendment described above. The bill amends Part 7 – Nonconforming Lots, Uses and Structures – to provide that one cottage may be constructed on an infill lot, or a combination of complete infill lots, in the RMD-A, RMD-B, RMD-C, RMD-D, or CRO Zoning Districts. It provides that manufactured homes and modular homes which comply with the provisions of Subpart C, Part 4 of Chapter 656 or which are otherwise allowed upon issuance of a Waiver of Architectural and Aesthetic Regulations by the Planning and Development Department when applicable are considered single-family dwellings. It reduces the minimum size of an infill lot from 2,500 to 1,500 square feet. The bill amends Zoning Code Part 16 – Definitions – to define a Cottage as “a single-family dwelling unit that is between 750 square feet and 1,200 square feet in size, authorized to be constructed on an infill lot within the RMD-A, RMD-B, RMD-C, RMD-D and CRO Zoning Districts, subject to the provisions of Sections 656.306, 656.311 and 656.604.” It deletes use of the word “cottage” in relation to the definition of “guesthouse”. The bill deletes from the definition of “infill lot” the requirement that such lot must be located in the Urban Priority Area development area or Urban Area development area.

Background Information: The bill is intended to clarify changes to the Zoning Code made by Ordinance 2023-152-E and 2023-347-E and to correct conflicts within the Zoning Code that were created by that prior legislation.

Policy Impact Area: Zoning Code provisions regarding cottages and infill development

Fiscal Impact: None to City

Analyst: Clements