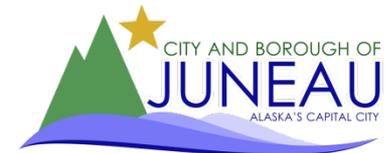


# AME2018 0001

Text amendment regarding proposed amendments  
to the accessory apartment regulations

**Planning Commission**  
**July 10, 2018**



**The revisions are “housekeeping” in nature and do not change policy or intent.**

<b>49.25.510(k)(2)(E)</b> One single family dwelling per lot	<b>less than min lot size</b>	<b>100-124% min lot size</b>	<b>exceeds 125% min lot size</b>	
One apartment up to 1000 sq. ft.	No change	No change	Director and Planning Commission Approval	<b>Current Code</b>
One apartment up to 1000 sq. ft.	No change	No change	Director Approval	<b>Amended Code</b>

# AME2018 0001

<p><b>49.25.510(k)(2) (F)</b> Two single-family dwellings per lot</p>	<p><b>less than 2x min lot size</b></p>	<p><b>200-250% min lot size</b></p>	<p><b>exceeds 250% min lot size</b></p>	
<p>One apartment up to 1000 sq. ft.</p>	<p>No change</p>	<p>No change</p>	<p>Director and Planning Commission Approval</p>	<p><b>Current Code</b></p>
<p>One apartment up to 1000 sq. ft.</p>	<p>No change</p>	<p>No change</p>	<p>Director Approval</p>	<p><b>Amended Code</b></p>

## Director Approval

a) Accessory apartments that do not exceed 600 square feet on lots that meet the minimum lot size.

b) Accessory apartments up to 1000 square feet on lots that exceed 125% of the minimum lot size.

~~c) Accessory apartments up to 1000 square feet each associated with a single family residence on a lot that has two single family dwellings and exceeds 250% the minimum lot size.~~

c) Accessory apartments one 600 square feet and one up to 1000 square feet with a single family residence on a lot that has two single family dwelling and exceeds 250% of the minimum lot size.

## Comprehensive Plan

**This housekeeping amendment does not establish new policies. The code that it clarifies previously has been found to be consistent with the Comprehensive Plan**

## **CBJ Title 49**

The amendment is housekeeping, and provides needed clarification.

Staff recommends that the Planning Commission review and consider the proposed ordinance and forward a recommendation for approval to the Assembly.

	Approval needed based on number and type of apartment	Less than minimum lot size	100-124% minimum lot size	Exceeds 125% minimum lot size	Less than 200% minimum lot size	Between 200% - but less than 250 % minimum lot size	Meets or exceeds 250% minimum lot size	Meets or exceeds minimum lot size
One single family dwelling per lot 49.25.510(k)(2)(E) 1.130	1 apt up to 600 sq ft	3	1	1	NA	NA	NA	NA
	1 apt up to 1,000 sq ft	NA	NA	1				
Two single-family dwellings per lot 49.25.510(k)(2)(F) 1.140	1 apt up to 600 sq ft	3	NA	NA	3	1	1	NA
	2 apt up to 600 sq ft	3			3	1	1	
	1 apt up to 1,000 sq ft	NA			N/A	NA	1	
	1 apt up to 600 sq ft AND 1 apt up to 1,000 sq ft	NA			NA	1		
Multifamily, commercial and mixed use zoning 49.25.510(k)(2)(G) 1.130	1 apt up to 600 sq ft with a single family home	3	NA	NA	NA	NA	NA	1
Common Wall 49.25.510(k)(2)(H) 1.911	1 apt up to 600 sq ft	3	NA	NA	NA	NA	NA	1

<b>One single family dwelling per lot</b> 49.25.510(k)(2)(E) 1.130	<b>less than minimum lot size</b>	<b>100-124% minimum lot size</b>	<b>exceeds 125% minimum lot size</b>
One apartment up to 600 sq. ft.	3	1	1
One apartment up to 1000 sq. ft.	NA	NA	1
<b>Two single-family dwellings per lot</b> 49.25.510(k)(2)(F) 1.140	<b>less than 2x minimum lot size</b>	<b>200-250% minimum lot size</b>	<b>exceeds 250% minimum lot size</b>
One apartment up to 600 sq. ft.	3	1	1
Two apartments up to 600 sq. ft.	3	1	1
One apartment up to 1000 sq. ft.	NA	NA	1
One apartment up to 600 sq. ft. AND one apartment up to 1000 sq. ft.	NA	NA	1
<b>Multifamily, commercial and mixed use zoning</b> 49.25.510(k)(2)(G) 1.130	<b>less than minimum lot size</b>	<b>exceeds minimum lot size</b>	
One apartment up to 600 sq. ft. in single family home	3	1	
<b>Common Wall</b> 49.25.510(k)(2)(H) 1.911	<b>less than minimum lot size</b>	<b>exceeds minimum lot size</b>	
One APT up to 600 sq. ft.	3	1	

	<b>RR</b>	<b>D-1</b>	<b>D-3</b>
Min Lot Size for Two Single-family Homes (100%)	72,000 sf	72,000	24,000
200% of minimum lot size	144,000 sf	144,000 sf	48,000 sf
250% of minimum lot size	180,000 sf	180,000 sf	60,000 sf

Accessory apartments on lots with two single-family homes are only allowed in RR, D-1, and D-3.

The PC can approve two accessory apartments on lots less than 100%.