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MEMO

To: Alicia Hughes-Skandijs, Chair and Members of the Lands Housing & Economic Development Committee

From: Jill Maclean, Director, AICP

RE: Consideration of Accessory Apartments in Industrial Zoning Districts

Background

The preservation of Industrial zoned land has been at the forefront of the Assembly's goals for a number of years. Given the greater and growing pressure to provide opportunities for quality housing, staff recommends that we review the purpose and the concerns for not allowing residential development in Industrial zoning districts.

Concerns center on the impacts of industrial uses (noise, odor, etc.) on residential units, and the concern that the owners of residential units will lodge complaints and push to shut down or limit industrial uses. Under current code, in Industrial zoning districts, an owner can be permitted a "caretaker" unit. These units are not restricted in size, and are supposed to have either the owner or caretaker of the site residing in the unit. Each lot is restricted to one caretaker unit regardless of the number of uses on the site. I recommend repealing the caretaker unit provision as it is antiquated and not used for its' intended purpose (security, management of a site).

I concur with the concerns of residential uses in Industrial zoning districts. Rather than opening up Industrial zoned land to residential development, I propose that we consider and analyze the impacts of accessory apartments, which would require a primary industrial use on the lot. This serves to protect the industrial interests, while providing housing units. Although similar to a caretaker unit, accessory apartments are size restricted, which goes to protecting Industrial land for industrial uses. Additionally, depending on the language adopted, there may be opportunity to have multiple accessory units on one lot—not limited to one caretaker unit per lot.

Recommended Motion

Staff recommends that the LHEDC direct the City Manager to have staff draft the accessory apartment ordinance to provide greater flexibility for accessory apartments in Industrial zoning districts.