

EXECUTIVE BRIEF REGULAR MEETING

AGENDA DATE: February 2, 2021

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2020-20 – First Reading – amending Chapter 23 “Land Development Regulations” regarding changes to temporary uses, home occupations and several minor modifications related to development standards for parking and accessory dwelling units, and maintenance easements on zero lot line properties

SUMMARY:

Consideration of Ordinance 2020-20 amending Chapter 23 “Land Development Regulations” of the City's Code of Ordinances as follows:

- Article 2, [NEW SECTION] Section 23.2-37. – Temporary Use Permit
- Article 3, Section 23-3.6 – Use Tables
- Article 4, Section 23.4-1. - Secondary (accessory) dwelling unit.
- Article 4, Section 23.4-6. – Home Occupations
- Article 4, Section 23.4-10. – Off-street parking
- Article 4, [NEW SECTION] Section 23.4-22 – Temporary uses
- Article 5, Section 23.5-7. - Concurrency management and public facility capacity

There also are a few changes to Chapter 18, Sec. 18-103 related to easements on zero lot line properties, which are also located in Chapter 23, Section 23.5-7.

BACKGROUND AND JUSTIFICATION:

Ordinance 2020-20 provides for a series of updates, clarifications, corrections and additions to the City's Land Development Regulations (LDRs). Back at its workshop on March 3, 2019, Staff presented a series of priorities for the LDRs to the Commission. The subject LDR amendments address a third series of prioritized items identified at the March meeting as well as proposed updates to the City's home occupation section. The draft text amendments are summarized below.

- **Zero Lot Line Maintenance Easements:** The proposed amendments will provide clarity related to access easement requirements on zero lot line properties.
- **Temporary Uses:** The proposed amendments create a temporary use permit process, development standards for temporary uses and add temporary uses to the permitted use table. These temporary uses include temporary parking, construction related facilities and seasonal product sales.
- **Accessory Dwelling Units:** The proposed amendments will clarify size and construction standards for accessory dwelling units.

- **Home Occupations:** The proposed amendments will to allow for additional flexibility for professional home occupations office uses in mixed use districts.
- **Parking:** The proposed amendments will clarify the parking requirement for accessory dwelling units and that the parking in-lieu fee is available only in the City's core area.

At the November 18, 2020 advisory board meeting, the Historic Resources Preservation Board discussed the amendments and recommended unanimously for the City Commission to approve the proposed amendments. At the January 6, 2021 advisory board meeting, the Planning & Zoning Board discussed the amendments and also recommended unanimously for the City Commission to approve the proposed amendments.

MOTION:

Move to **approve/disapprove** Ordinance No. 2020-20 on first reading and schedule the second reading and public hearing for February 16, 2021.

ATTACHMENT(S):

PZB/HRPB Staff Report
Ordinance 2020-20