

# STAFF REPORT



**SUBJECT:** Consider Revisions to Certain Zoning Districts Relating to the Limitation of Occupancy by Unrelated Persons

**DEPARTMENT:** Development Services

**STAFF CONTACT:** Steve Killen, Director of Development Services

## RECOMMENDATION:

On September 17, 2024, the Development Services Committee voted to assign the proposed revisions to the Planning and Zoning Commission for a Public Hearing and subsequent recommendation to City Council.

The Planning and Zoning Commission convened on October 16, 2024, and by unanimous vote, recommended the City Council adopt the proposed revisions.

The proposed revisions to the land use regulations will increase the number of unrelated persons allowed to occupy residential structures from three persons to four persons. Staff proposes this revision be applied to the following Zoning Districts where residential structures allowing single-family occupancy per dwelling are permitted:

RE	Residential Estate District (43,560 ft <sup>2</sup> )
R-HA	Single-Family Residential District (21,780 ft <sup>2</sup> )
R-1	Single-Family Residential District (7,500 ft <sup>2</sup> )
R-1.5	Single-Family Residential District (6,000 ft <sup>2</sup> )
R-2	One-and-Two Family Residential District
R-2.5	Integrated Housing District
R-3	Multiple Family Residential District
MH	Manufactured Housing District
B-3	Central Business District
DT	Downtown District
AG	Agricultural District

## ALTERNATIVES

1. Accept the recommendation of the Planning and Zoning Commission and adopt the proposed revisions.
2. Reject the proposed revisions.