



Office of the Town Manager
Frank Cassidy

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Eric Gagnon, Ward 5
Paul Mooney, At Large
David McGuire, At Large

STAFF REPORT

Council Meeting Date:	April 9, 2024
Agenda Title:	ZOTA Initiation - Accessory Dwelling Units
Requested Action:	Initiate a Zoning Ordinance Text Amendment to Articles 3, 9, and 12
Department / Agency Lead:	Community Development
Staff Lead:	Rob Walton, Director of Community Development

EXECUTIVE SUMMARY

During the March 12, 2024, Council Member Paul Mooney asked to consider a Text Amendment related to accessory dwelling units in the Town of Warrenton. Currently, the Town's Zoning Ordinance allows accessory dwelling units in the following residential districts with the approval of a Special Use Permit (SUP): R-15, R-10, R-6, and R-40. Accessory dwelling units are permitted by-right in the PSP District, and not permitted at all in the RT and RMF Districts. Mr. Mooney has asked staff to analyze the requirements currently set forth and to consider allowing accessory dwelling units by-right in all residential zoning districts. The initiation of this text amendment would allow staff to begin drafting the changes to the Zoning Ordinance and begin working with the Planning Commission.

BACKGROUND

Attainable housing is a goal of the Town of Warrenton. An "accessory dwelling unit" is defined in the Town's Zoning Ordinance as, "a subordinate dwelling unit in a main building or accessory building for use as a complete, independent living facility with provisions within the accessory dwelling for cooking, eating, sanitation, and sleeping. Such a dwelling is an accessory use to the main dwelling." Article 9 of the Zoning Ordinance also contains additional standards by which accessory dwelling units are regulated (below):

Article 9 Supplemental Use Regulations

9-1 Accessory Structures and Uses; Parcel Limitations

- 9-1.1 The aggregate gross floor area of an accessory structure (i.e., the total gross floor area of all accessory structures) shall not exceed thirty (30) percent of the area of the rear yard, nor shall it exceed 25% of the total area of the principal structure.
- 9-1.2 Accessory structures shall not be located closer than five (5) feet to any rear or side property line.
- 9-1.3 An accessory dwelling structure in a single-family dwelling or in an accessory building may be permitted by Special Use Permit in an R-15 or R-10 Residential District, provided that

1. Either the main dwelling or the accessory dwelling structure be occupied by the owner of the property,
2. The accessory dwelling structure shall not exceed twenty-five (25) percent of the total floor area of the main dwelling nor contain less than five hundred (500) square feet of floor area,
3. The general appearance of a single-family dwelling shall be maintained,
4. No exterior stairways to a second floor be constructed at the front or side of the main building, and
5. At least three (3) off-street parking spaces are available on the property for use by the owner-occupant and the tenant.

Staff has been asked to look at revising the Zoning Ordinance to allow accessory dwelling units as a by-right use in the residential districts to increase the attainable housing stock within the Town. By-right accessory dwelling units are commonly found as a by-right use in other jurisdictions as long as the accessory dwelling is subordinate to the principal structure.

STAFF RECOMMENDATION

Staff recommends Town Council initiate the Zoning Ordinance text amendment to Articles 3, 9 and 12 to allow staff to begin working on the Zoning Ordinance Text Amendment

Service Level/Collaborative Impact

As part of the text amendment, staff will need to work closely with GIS to determine the possible number of additional units that could be created and Public Utilities to determine the impact of additional water usage and creation of wastewater that will need to be processed at the wastewater treatment plant. Staff will also reach out to other jurisdictions to identify any issues that could be addressed through this revision.

Policy Direction/Warrenton Plan 2040

Warrenton Plan 2040's Housing Vision envisions inclusive and attainable housing for all ages, incomes, and needs that is compatible with existing Town character to create walkable communities with shared open space and a sense of place. A key aspiration related to this vision includes:

- Allowing for housing types that cater to the needs of a diverse community, including young families, professionals early in their careers, essential workforce (e.g. teachers and police officers), and those entering retirement.

Fiscal Impact

A fiscal impact analysis has not been conducted.

Legal Impact

None identified

ATTACHMENTS

1. Resolution