

Potential Ordinance Updates Related to Recent Changes

Changes since September 2015 update are italicized.

Rental

	Area	Requesting Party
1	Clarify applicability of number of guaranteed unrelated for R-3, R-4, MF, MU, RP for multi-family uses? The definition of family applies to all rentals.	Staff
2	Consider allowing baseline information to be provided by rental renewal rather than within 6 months?	Staff
3	Existing rentals appeal reduction to 3 unrelated first to the staff committee first, rather than the Board of Housing Appeals?	Staff
4	Review applicability when transfer of property occurs due to death. Should this situation (intra-relation transfers) be different than others?	Staff
5	Remove Section 14-32, Exception 1 regarding non-owner occupied considered a non-rental. Family definition considers rental when more than 2 unrelated persons.	Staff
6	Update terminology throughout to remove use of word “unit” that creates some confusion. State simply applicability is to single-and two-family dwellings.	Staff
7	Evaluate paving of gravel areas.	Multiple individuals
8	Simplify: Start with 3 unrelated & remove all other criteria.	Realtor
9	Amnesty for all non-conforming uses.	Realtor
10	Grandfather existing rentals, forever, unless violation of City Code 14-223 or the property converts back to single family use.	Realtor
11	Grandfather gravel.	Realtor
12	Avoid use of staff review committee. Concern over potential subjectivity and inconsistent interpretation.	Realtor
13	Tracking continual changes in occupancy level (particularly new rentals).	Staff
14	Clarify difference between single-family and multi-family. Definition for multi-family may need to better reflect building and zoning definitions.	Staff
15	Determine applicability to single-family detached and attached? (Detached, duplex, tri-plex, four-plex)	Staff
16	Clarify the applicability of the occupancy level under the group rental criteria when new versus existing rental.	Board of Housing Appeals
17	Send notice to surrounding property owners? (Decide if this would be adjacent to or within 200’)	Board of Housing Appeals
18	If a hotel converts to a long term stay, require a kitchenette with proper permits.	Staff
19	Following adoption of IPMC, make appropriate revisions to rental	Staff

	code (for proper references).	
20	Consider requiring existing rentals to meet new parking requirement now (1 space per bedroom)	Citizen
21	Allow higher density in College Hill Overlay – avoid review for a unit with 4+ bedrooms.	Landlord
22	Remove requirement to provide lease [Section 14-223(b)].	Council member

Zoning

	Area	Requesting Party
22	Allow side extension to be maximum 12'?	Staff (contractor discussion)
23	Conflict between rental residential required to have parking & C-3 not requiring parking for upper floor residential?	Staff
24	Explore potential conflict of permitting tandem parking to provisions in the College Hill Overlay that sought to limit this.	Staff
25	Driveway width – removing & replacing old driveway that is wider and/or too close to lot line for flare out (or turn out or expanded pavement) will reduce on-site parking for properties & possibly maneuvering ability	Contractor
26	Flare out length – Consider how to allow transition/expansion into the flare out to be gradual, to avoid severe angles that could be nicked, creating ruts in a yard.	Contractor
27	Driveway proximity to the property line – Consider existing driveways being allowed to reconstruct an existing driveway that may have flare outs, etc. and be 3' from property line vs. 10% of side yard.	Council member
28	Parking areas –Prior changes worked to eliminate parking lots in the front & side. Driveways cannot expand into the front yard. Consider similar narrowing of location of “parking areas”?	
29	Complete zoning ordinance overhaul.	Landlord
30	Reduce off-street parking requirement for rentals. (Particularly on older rentals or in College Hill Overlay?)	Landlord
31	Allow higher density in College Hill Overlay.	Landlord

Landlord Accountability Ordinance

	Area	Requesting Party
32	Increase points for over occupancy, consistent with the focus on carrying capacity. Assign points if “reasonable suspicion”	Staff
33	Remove provisions on alternates and establish a sitting Board of 7.	Board of Housing Appeals

Other

- Consider Resident Only Parking program (parking permits on the street, in College Hill Overlay only?)