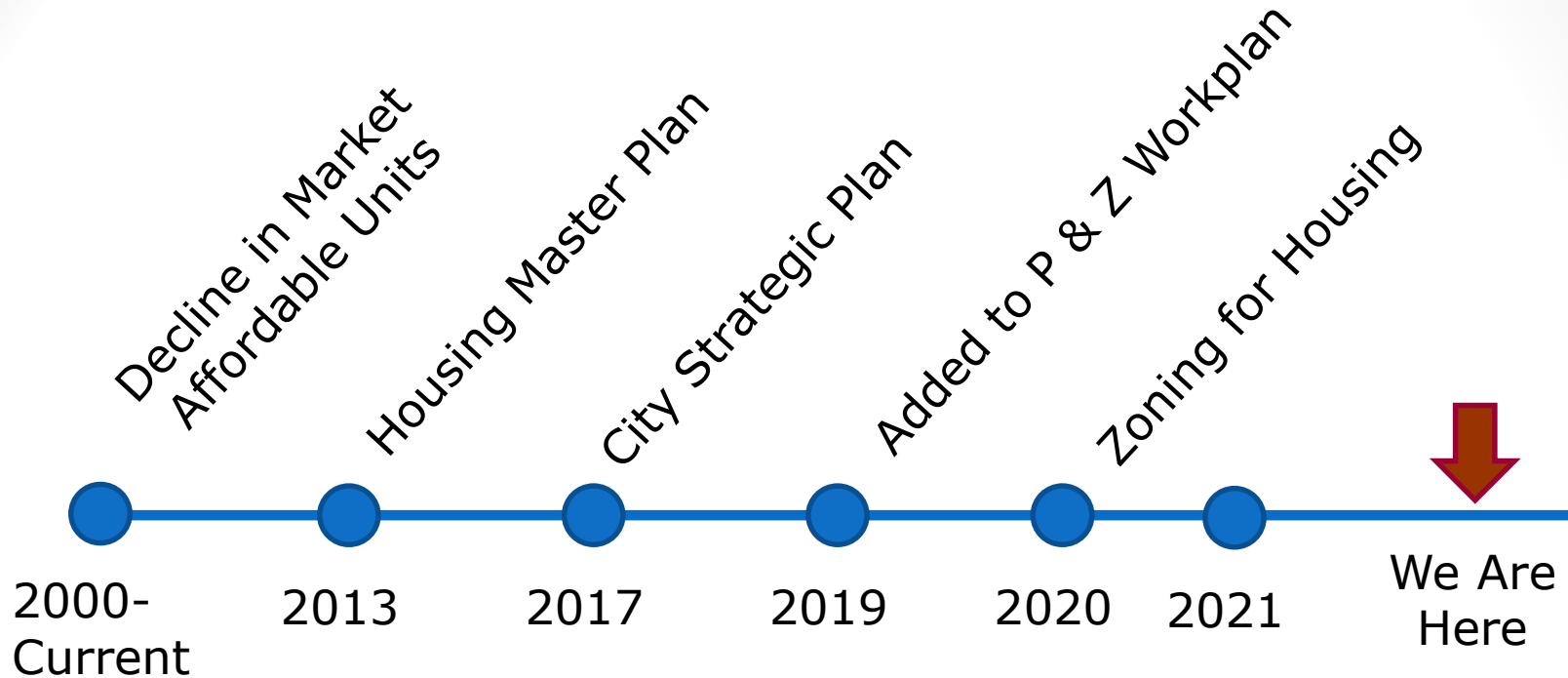




Zoning Text Amendment #2021-00004 Co-living Dwelling Proposal

January 4, 2022
Planning Commission Hearing

Why Co-living?



All
Incomes



All Ages



Diversity



Proposed Definition

2-136.2 – Dwelling, co-living.

A portion of a building containing five or six private living spaces, a shared kitchen and other communal areas. Each private living space must include a bedroom but may or may not include a private bathroom. Each co-living dwelling cannot exceed a total occupancy of eight people. Cooking facilities, specifically a stove or oven, shall not be provided within a private living space. Typically, private living spaces within a co-living dwelling are leased on an individual basis.



Regional & National Policies

Arlington Co., VA

Zones: In some multi-family zones with full-hearing SUP. Not permitted in single-family or commercial zones.

Conditions:

- Between 3-9 people
- One parking space per dwelling unit or guest room

Population: 236,842

Washington, DC

Zones: With administrative SUP in ALL residential, mixed-use*, and commercial. Between 2-5 units based on zone density.

Conditions:

- No more than 8 people
- 90-day minimum lease
- No signs
- No off-premises advertising

*Except MU-11

Population: 692,683

Denver, CO

Zones: All residential, mixed-use, and commercial zones with administrative SUP.*

Conditions:

- Between four and six people in single-family zones. Less than ten in all other zones*

Population: 705,576

*Policy proposal - not adopted.

Durham, NC

Zones: One and two-family zones with full-hearing SUP. Otherwise requires minor SUP reviewed by BoA. Allowed in commercial zones with conditions.

Conditions:

- Two parking spaces per unit

Population: 269,702

Montgomery Co., MD

Zones: With full-hearing SUP in commercial, multi-family, and some single-family zones.

Conditions:

- Between 3-5 people
- 30-day minimum lease

Population: 1,510,000

Salt Lake City, UT

Zones: Mixed-use, commercial, and downtown zones with administrative SUP.*

Conditions:

- Maximum occupancy of two per sleeping room*
- 20 sqft of shared space per sleeping room*
- On-site property manager*

Population: 197,756

*Policy proposal - not adopted.

SINGLE-FAMILY AND TWO-FAMILY ZONES

NO CHANGES PROPOSED

Zone	Currently	Co-living
Residential Zoning		
ALL single-family and two-family zones	X	X

X = Not Permitted

Note - Existing definition of **family** will remain.

Including by-right use for:

- Any number of related people plus two unrelated adult tenants
- 4 or fewer unrelated adults
- 2 unrelated adults plus their children
- State regulated groups

Co-living Text Amendment

Co-living is a new use, there are no zones in which it is currently allowed.

ADMIN SUP

- **All commercial, high/medium density residential, multifamily, mixed-use, and office zones**

Conditions

- Up to 2 co-living dwellings per property.
- 6 private living areas per co-living dwelling.
- Total occupancy per co-living dwelling cannot exceed 8 people.
- Parking requirements: 1 space per four private living areas.
- Minimum 30-day lease agreement.
- Sign at entry way with property owner contact information.

FULL HEARING SUP

- **More than 2 units**
- **Located in townhouse zone**
- **Any Admin SUP conditions are unmet**

Conditions

- Reviewed by Planning Commission and City Council on a case-by-case basis. Allows flexibility to address any potential site-specific concerns.

Community Engagement

- Intro to Co-living Presentation (Released March 22)
- Co-living Survey I (Open March - April)
- Seminary Hill Presentation (April 8)
- Co-living Open House (April 20)
- Media Coverage (March-September)
- AHAAC Presentation (May 6)
- eNews Press Releases to Citizens & Civic Associations
- Co-living DRAFT Policy Release & Feedback Survey II (May-September)
- Housing Affordability & Co-living Presentation with Library (August 24)
- AHAAC Discussion (September 2)
- Planning Commission Discussion (September 9)
- Text Amendment Posted Online for Community Review (November 3)
- Planning Commission (December 7)
- City Council (December 18)



City Officials Request Feedback on 'Co-Living' Initiative

Single Room Occupancy (SRO) homes or group housing can help boost affordable housing stock, but some residents are nervous.

BY ALAN BALAN
COMMERCIAL OBSERVER

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As city officials continue to seek input from residents, some residents are a bit nervous.

New Policy Could Encourage Co-Living in DC Region

BY CELIA YOUNG SEPTEMBER 2, 2021 6:46 PM

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Alexandria looking into regulating 'co-housing,' though term is confused with 'co-living'

By Alan Balan | alanan@wtop.com
September 2, 2021, 2:03 PM

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Alexandria, Virginia, is considering regulating what it calls "co-housing," but what exactly qualifies as co-housing may not be completely clear.

The city said co-housing would include rooming and boarding houses, single room occupancy and some types of group living arrangements. But a spokesperson for

**Staff recommends initiation
and approval**