



Text Amendment #2019-0001

Residential Reversion

City Council
March 16, 2019

Issue

- Many buildings, mostly in Old Town, previously used as residences, were converted to commercial uses in the 1980's and 1990's.
- These buildings no longer meet the current zoning requirements (parking, open space, lot size or setbacks) for residential use
- Public hearing (SUP or Variance) required
- In the past three years 7 properties have requested and received approval

Purpose

Allow the reversion of buildings currently occupied by commercial uses back to their original or previous residential use when the property meets specific criteria to meet the growing demand for housing.



Proposed Text Amendment

- Buildings occupied by a commercial use on a lot that does not meet the current residential zone requirements can revert through an administrative building and occupancy permit process to a residential use provided that:
 - Residential is permitted in the zone
 - No increase in the number of dwelling units above the previous residential use
 - No expansion of the structure that increases the degree of noncompliance
 - No change to the lot of record that increases the degree of noncompliance
 - No reduction in parking since last used as a residence

**Planning Commission
INITIATED and
RECOMMENDED
APPROVAL
of the proposed text
amendment**