



Legislation Text

File #: 17-560, **Version:** 1

TITLE:

Public Hearing on Land Use Ordinance Amendments Relating to Boarding Houses and Rooming Houses

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to receive public comment on text amendments to the Land Use Ordinance relating to definitions for boarding houses and rooming houses.

DEPARTMENT: Planning

CONTACT INFORMATION: Christina Moon - 919-918-7325; Patricia McGuire - 919-918-7327; Bob Hornik - 919-929-3905

INFORMATION: The Town communicated with residents from the Lloyd-Broad neighborhood in the late summer and fall of 2017 regarding the renovation of an existing home on Lloyd Street. Subsequently, on November 28th, the Board of Aldermen discussed possible modifications to regulations related to the size and scale of residential buildings, and occupancy/definitions of family, and work on Land Use Ordinance amendments got underway. On February 20th, the Board received additional information from the Lloyd-Broad neighbors on these topics and related issues associated with increasing housing sizes.

A draft ordinance has been prepared that clarifies the definition of a boarding or rooming house in relation to both the number of rooms available to be rented as well as the number of unrelated individuals living in the dwelling unit. The ordinance goes on to amend the definition of family by distinguishing a group of unrelated individuals living in a boarding house as something different from groups of related individuals. As written these ordinance provisions would apply to all residential occupancies.

The change to the definition of family has brought attention to a need for the Town to establish provisions for reasonable accommodations per the Americans with Disabilities Act. A draft ordinance relating to reasonable accommodations has been prepared and was presented to the Board as a consent item on May 22nd; a public hearing on the item has been scheduled for June 26th. Action on this ordinance is recommended to coincide with action on the reasonable accommodations ordinance on June 26th.

The Board of Aldermen must receive public comment before adopting amendments to the Land Use Ordinance. The draft ordinance relating to rooming houses was presented at the joint advisory board review meeting on May 3, 2018, and was referred to Orange County. Comments are attached. The Transportation Advisory Board decided not to submit a formal recommendation.

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen review.

RECOMMENDATION: Staff recommends that the Board of Aldermen receive public comment and schedule action on the resolution of consistency (Attachment A) and the draft ordinance (Attachment B) for

June 26th.