

Multi-family Homes in Single Family Zones

What is a Dwelling Unit?



Dwelling Unit

noun *informal*

/ˈdweliŋg ˈyoʊnət/ dwell·ing u·nit

One or more rooms in a dwelling designed for occupancy by one family for living or sleeping purposes and having only one kitchen.

What is a Multi-family Structure?



Single family home with secondary dwelling units



What is a Multi-family Structure?



Duplex



What is a Multi-family Structure?



Multi-family Structure: 3 or more dwelling units



What is a Multi-family Structure?



Multi-family Structure: 3 or more dwelling units



Current Zoning Code



Multi-family structures with 3 or more units in a single family zone are **non-conforming**

Nonconforming

verb

non·con·form·ing \-kən-'fɔrm/

an activity which was legal at the time established but not presently a permitted or conditional use in the zone.

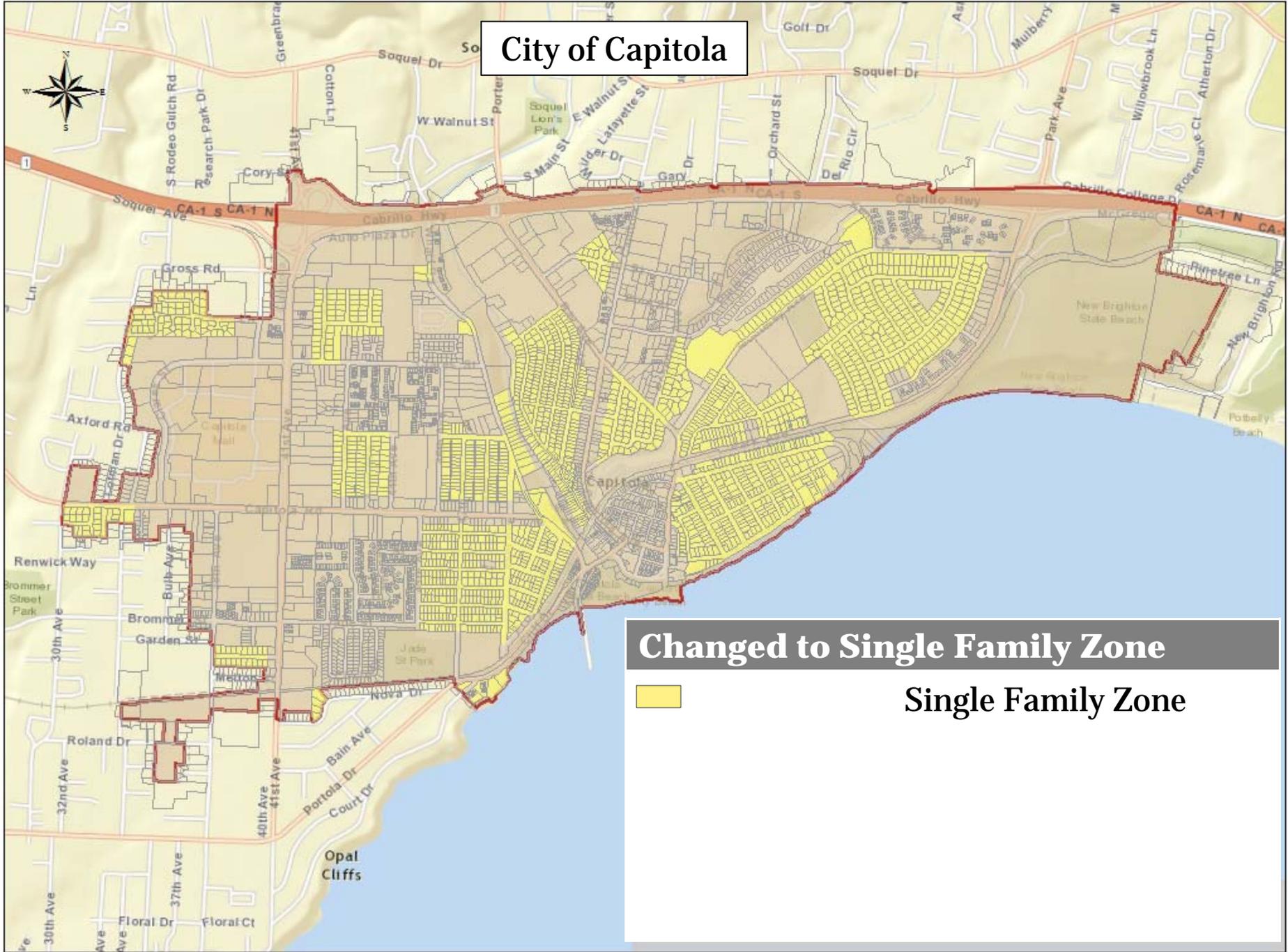
Current Zoning Code



Non-conforming multi-family homes must be discontinued or apply for an extension 50 years from the date the property became non-conforming, or June 26, 2019, whichever date is later.

(Ord. 764 § 1, 1994; Ord. 761 § 1, 1993)

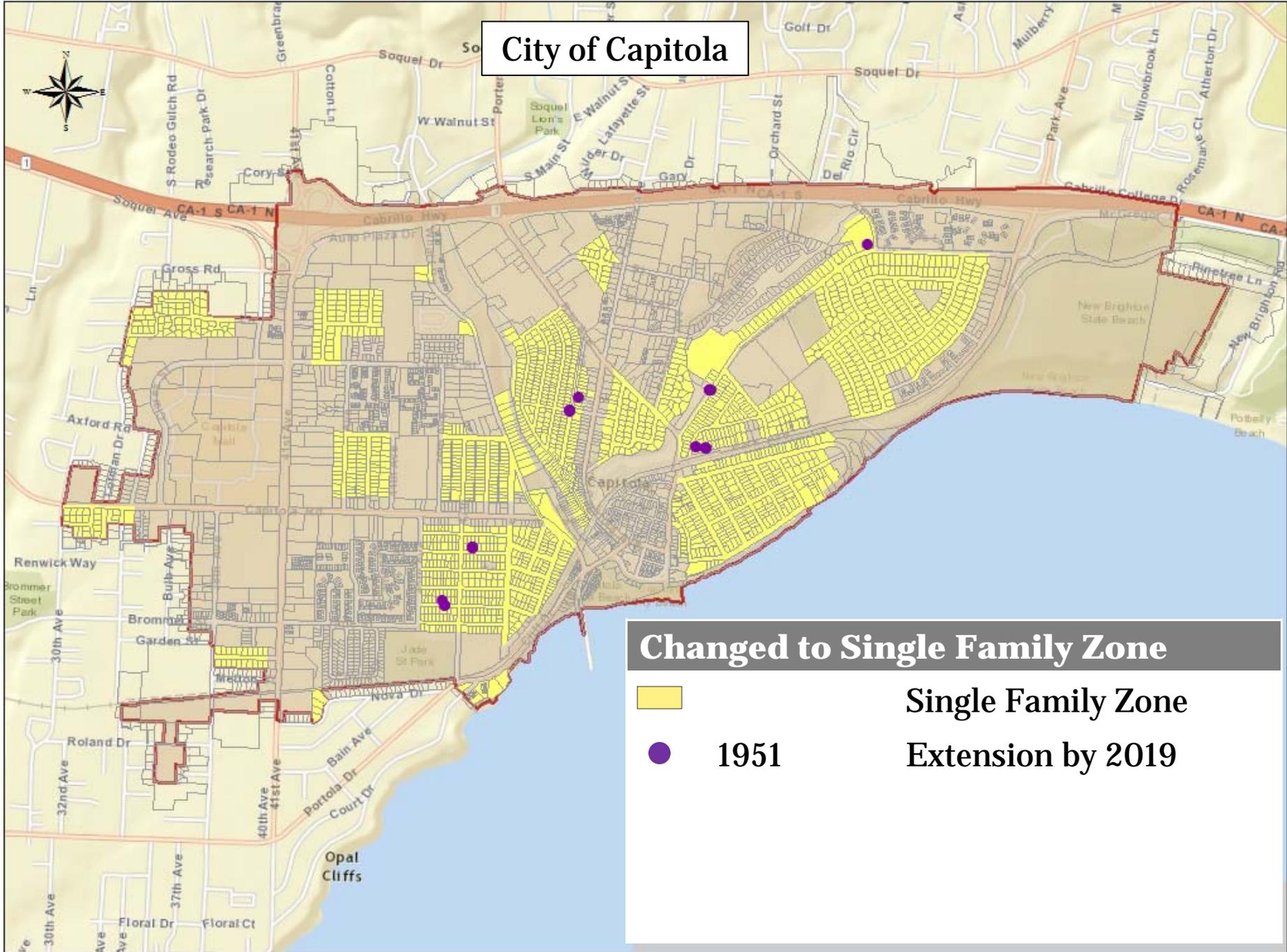
City of Capitola



Changed to Single Family Zone

Single Family Zone

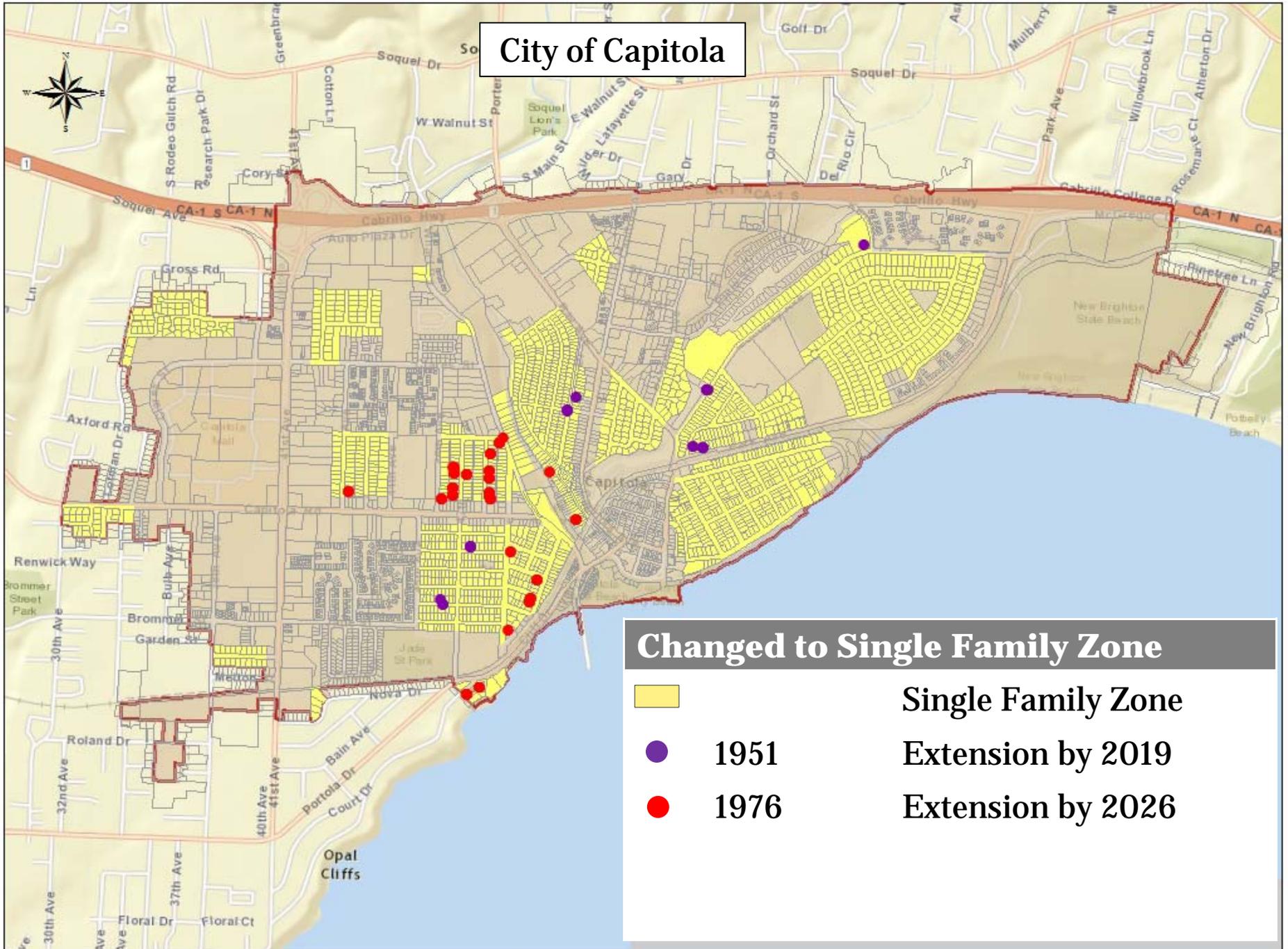
City of Capitola



Changed to Single Family Zone

- Single Family Zone Extension by 2019
- 1951

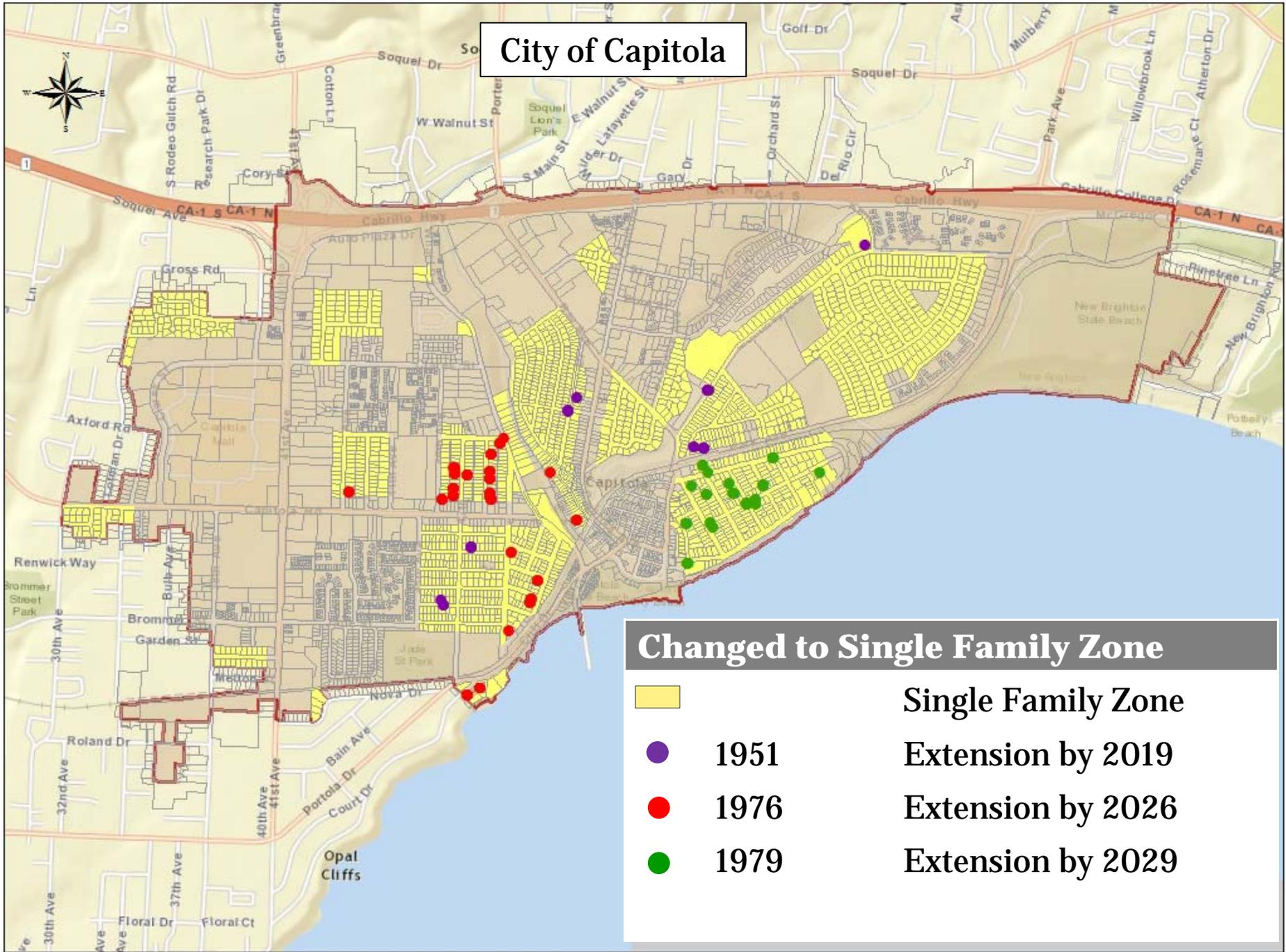
City of Capitola



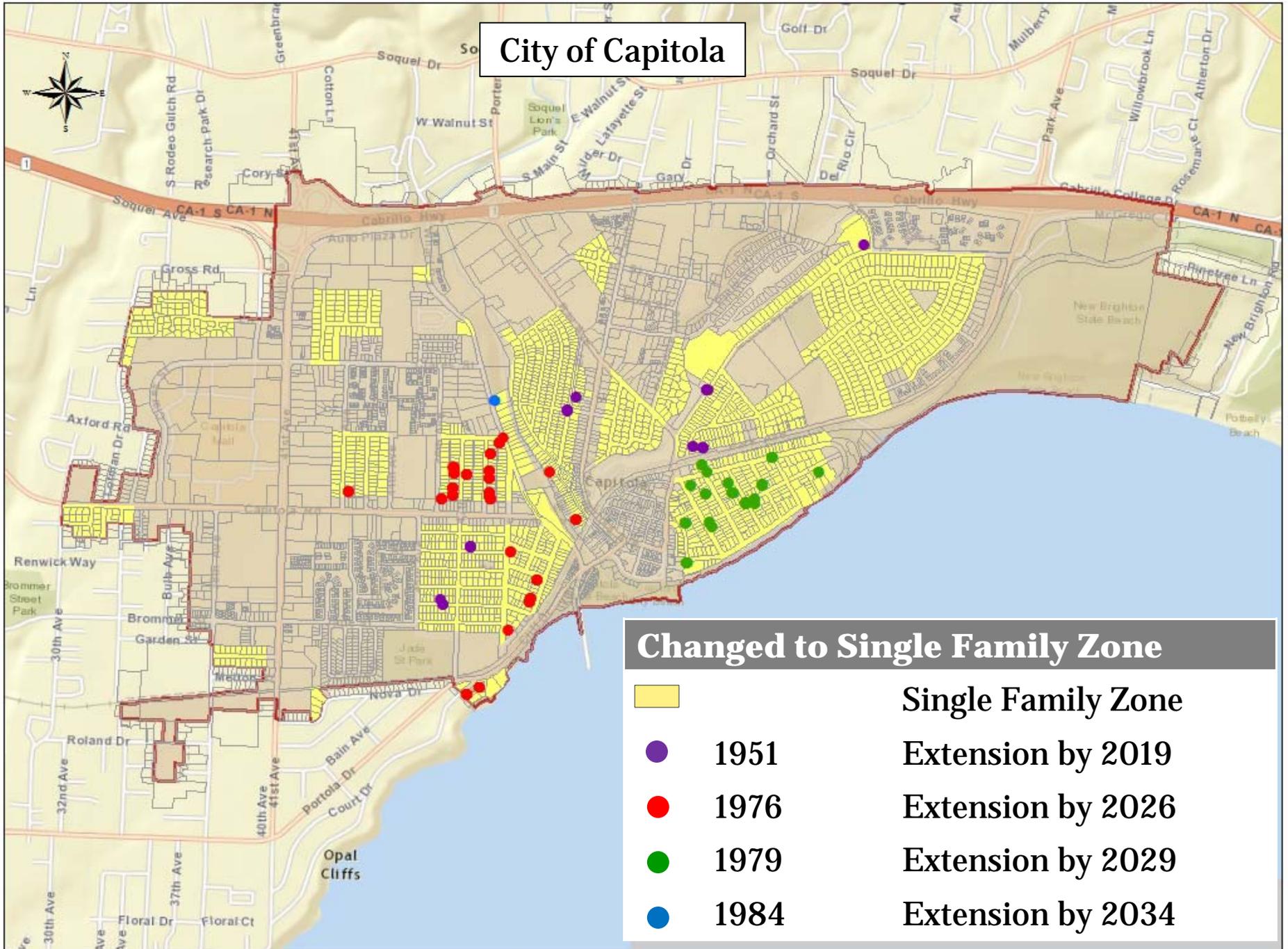
Changed to Single Family Zone

- Single Family Zone
- 1951 Extension by 2019
- 1976 Extension by 2026

City of Capitola



City of Capitola



Changed to Single Family Zone	
	Single Family Zone
	1951 Extension by 2019
	1976 Extension by 2026
	1979 Extension by 2029
	1984 Extension by 2034

Public Outreach



June 15, 2015 – Public Workshop

40 Attendees

Online Survey

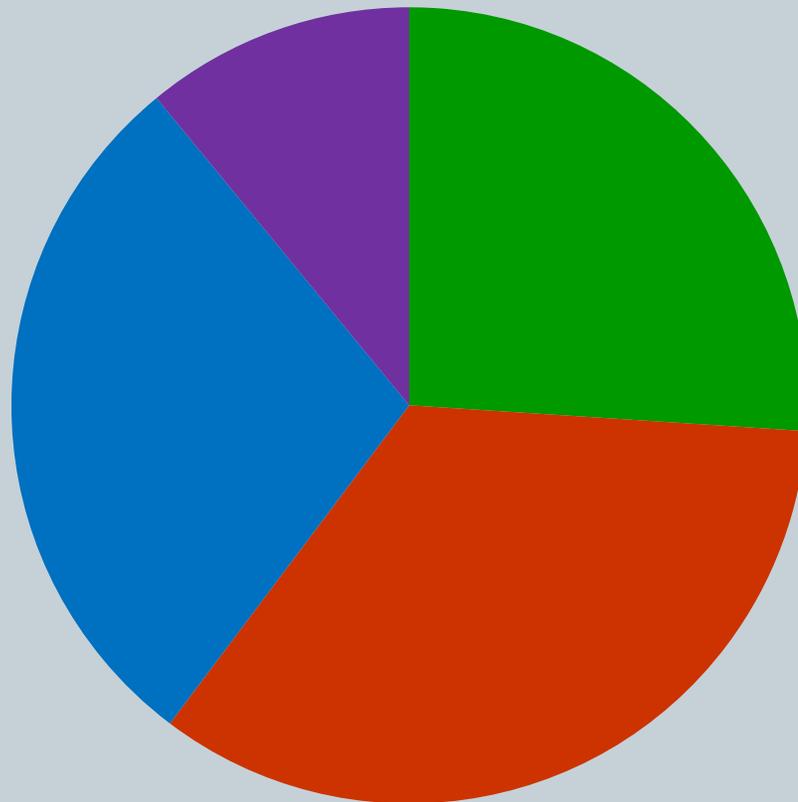
Mailed to owners in R-1 within 300 ft

77 Participants

Survey Results: All Respondents



Neighborhood Influence



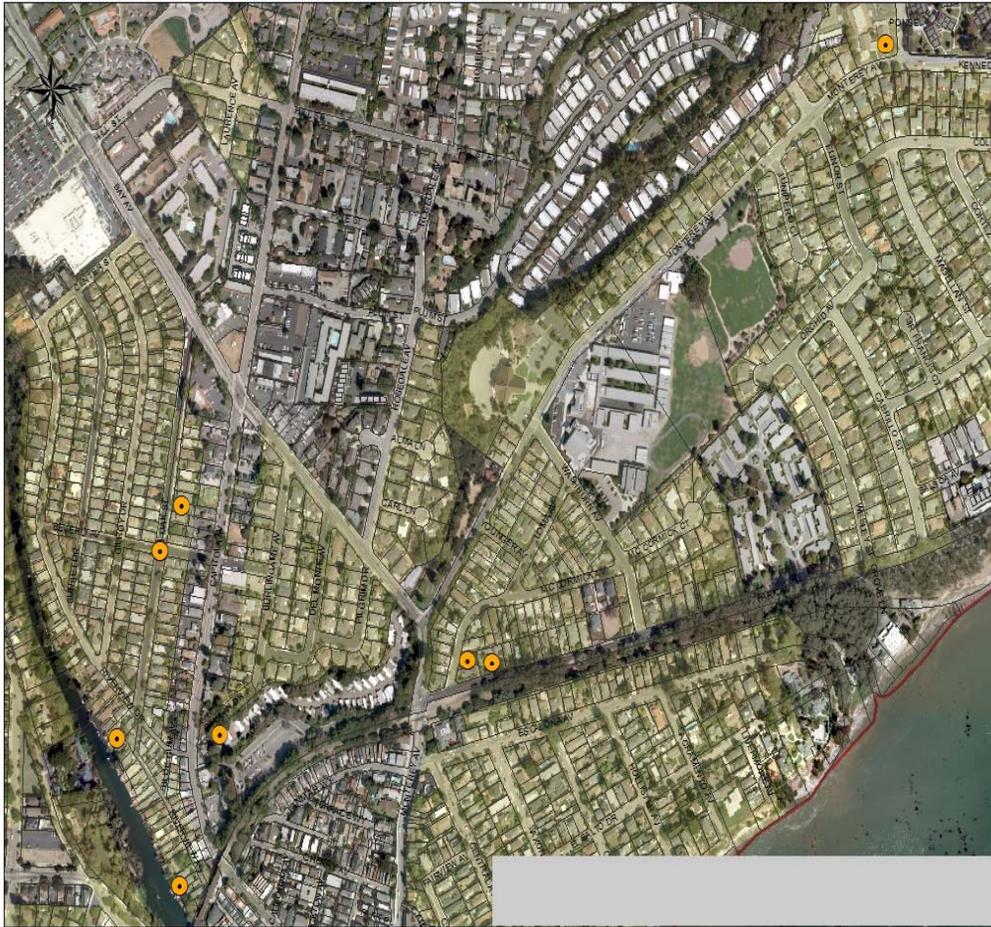
■ Positive - 19

■ Negative - 25

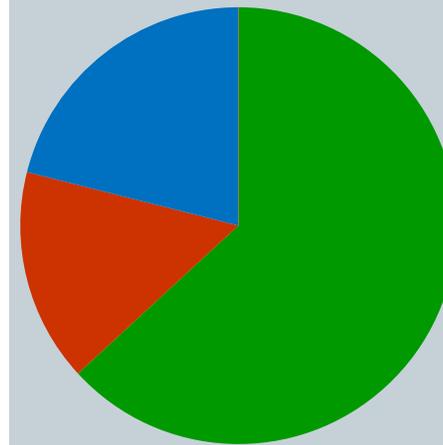
■ Mix - 21

■ None - 8

Riverview to Monterey



Neighborhood Influence



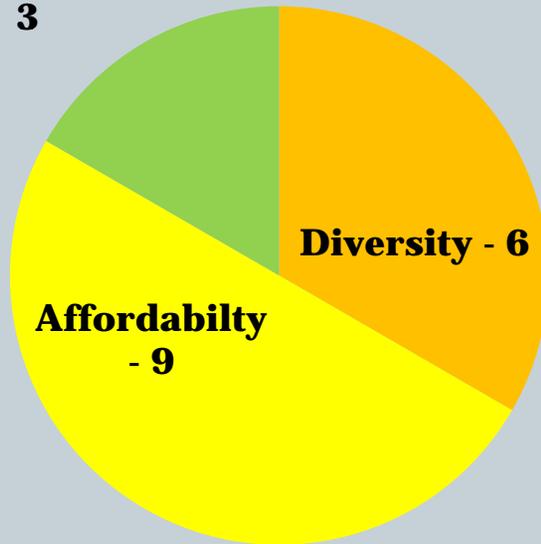
- Positive - 12
- Negative - 3
- Mix - 4
- None - 0

Riverview to Monterey

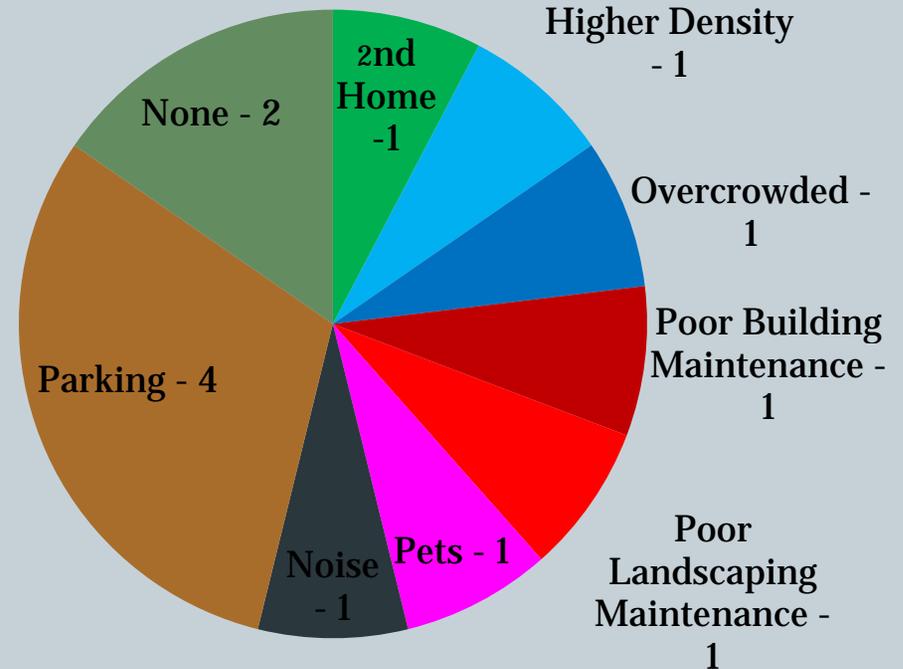


Positive Influences

Year Round Residents - 3



Negative Influences



Riverview to Monterey

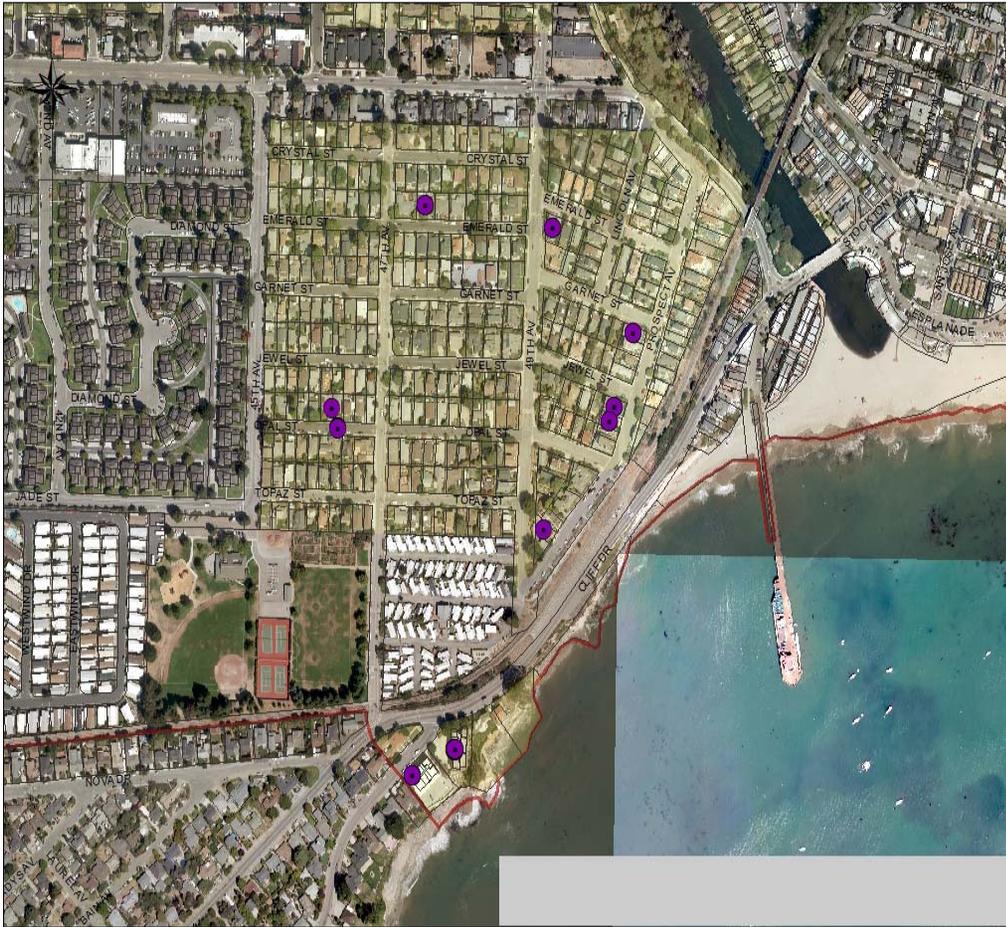


How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

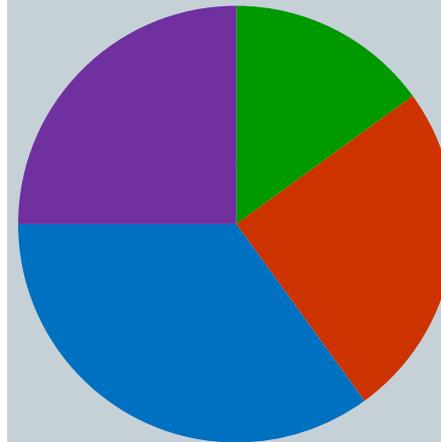
Options	Survey Results	Workshop Results	Total
A. Keep the current Code	1	0	1
A. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	8	1	9
A. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	1	0	1
A. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	1	1	2
A. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	4	0	4
A. Other	2	0	2



Jewel Box



Neighborhood Influence

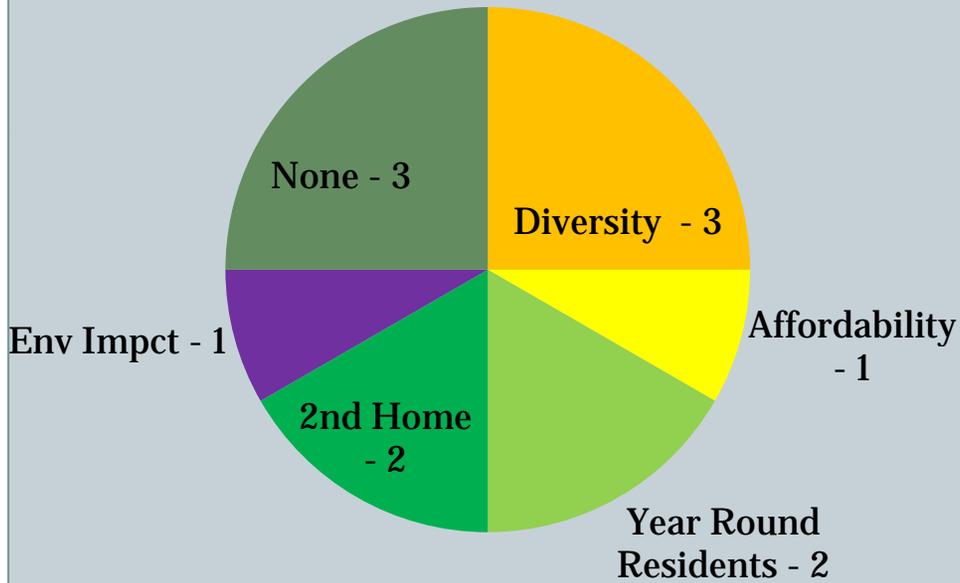


- Positive - 3
- Negative - 5
- Mix - 7
- None - 5

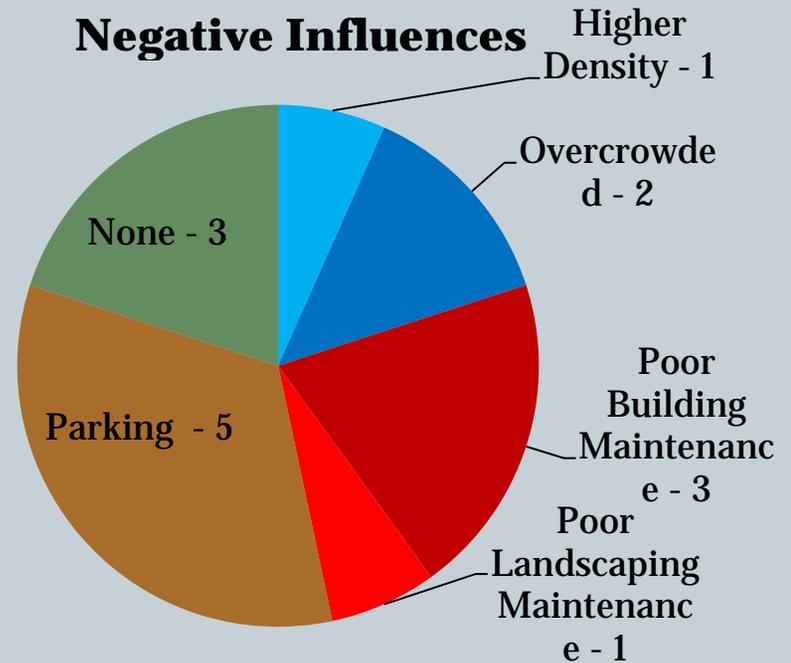
Jewel Box



Positive Influences



Negative Influences



Jewel Box



How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

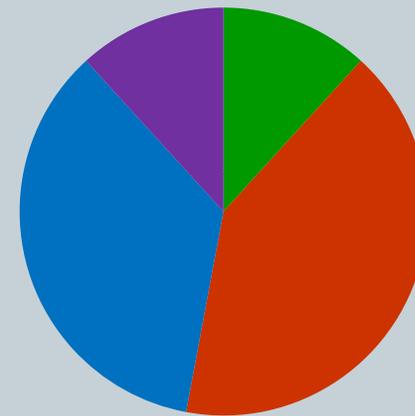
Options	Survey Results	Workshop Results	Total
A. Keep the current Code	5	0	5
B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	7	4	11
C. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	1	0	1
D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	1	0	1
E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	4	0	4
F. Other	1	0	1



Depot Hill



Neighborhood Influence

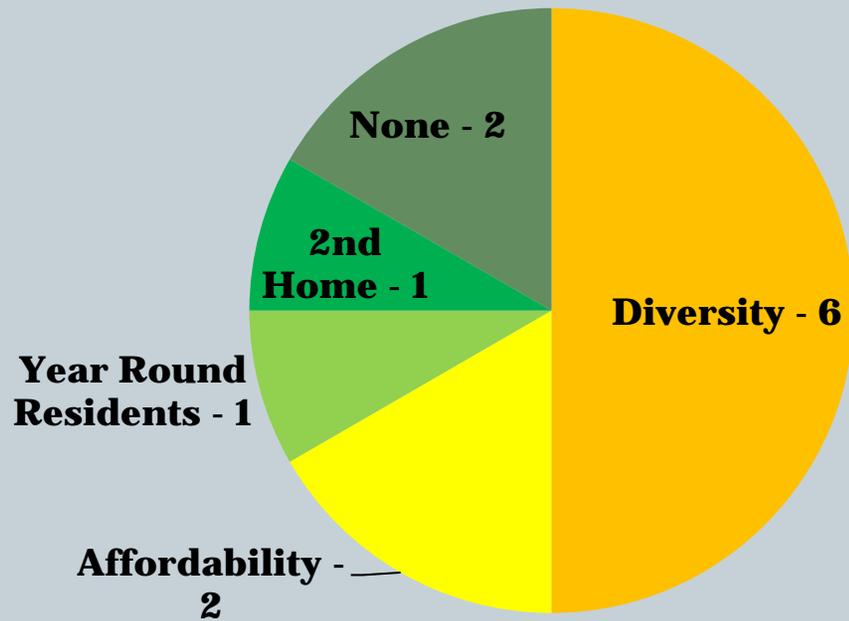


- Positive - 2
- Negative - 7
- Mix - 6
- None - 2

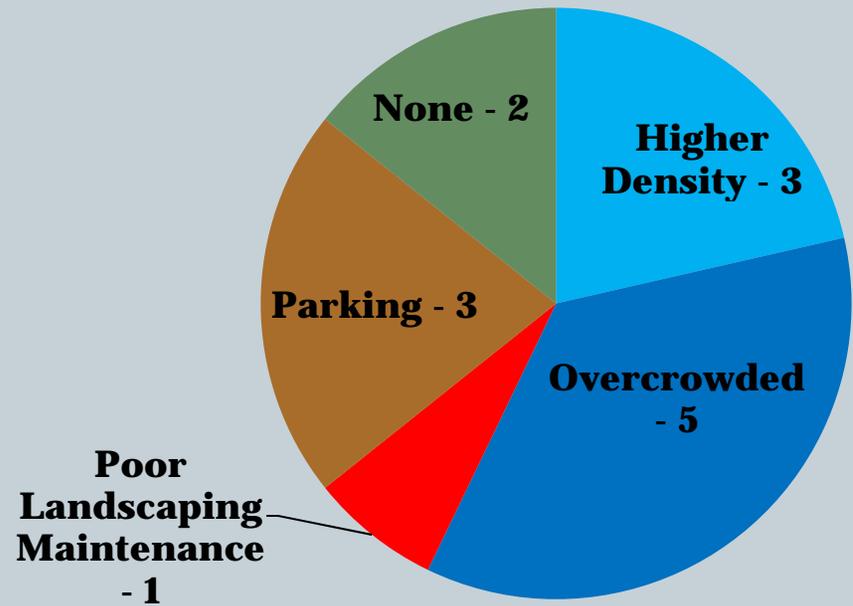
Depot Hill



Positive Influences



Negative Influences



Depot Hill

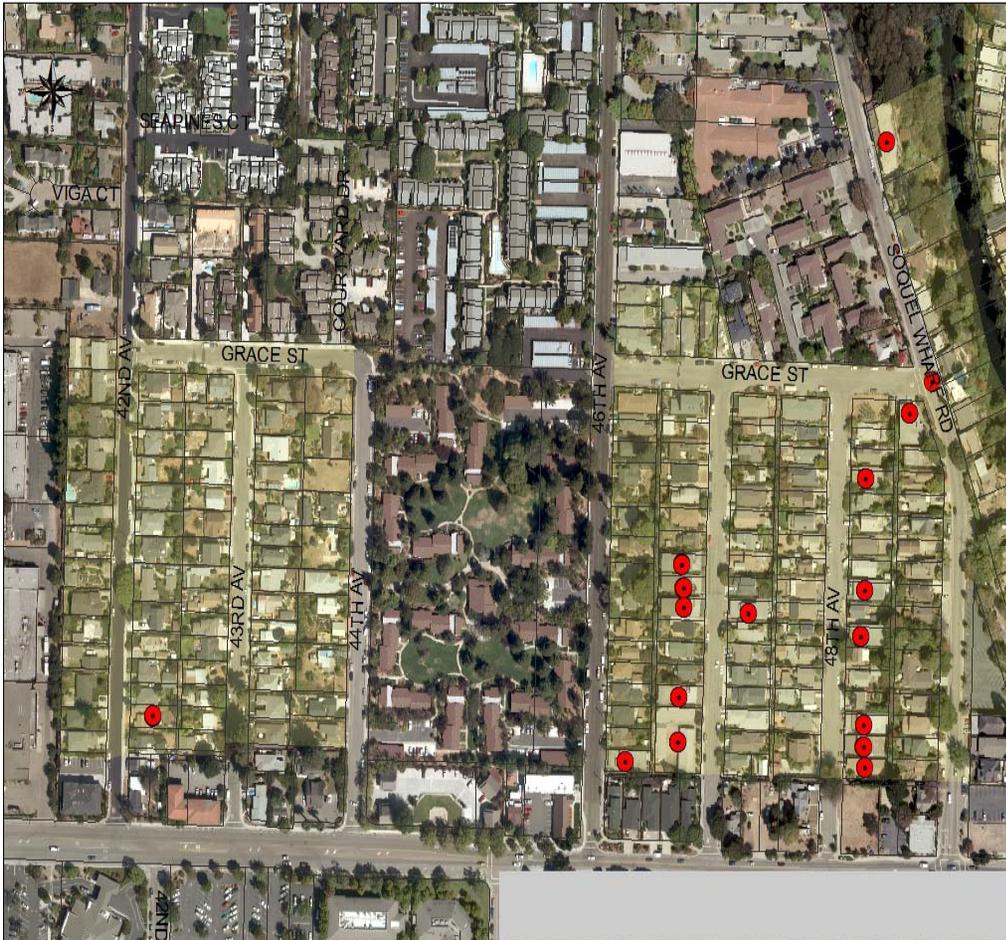


How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

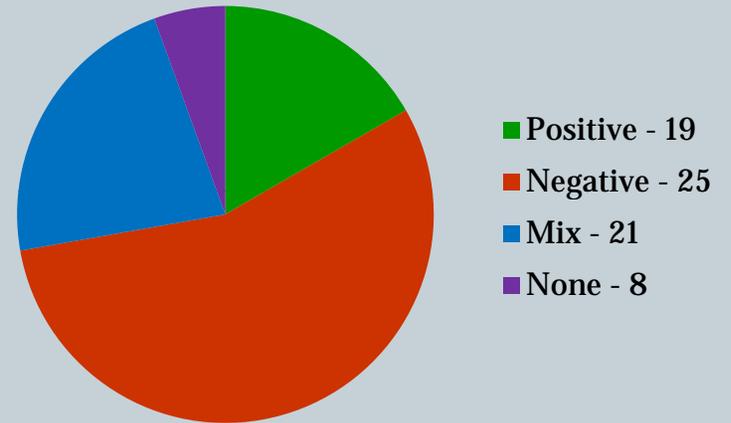
Options	Survey Results	Workshop Results	Total
A. Keep the current Code	3	0	3
B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	4	0	4
C. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	4	0	4
D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	0	0	0
E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	5	0	5
F. Other	0	6	6



North of Capitola Road



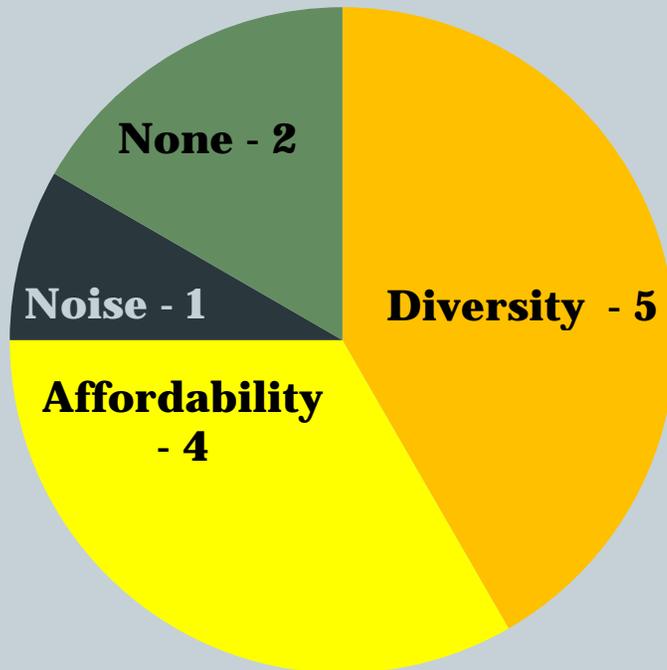
Neighborhood Influence



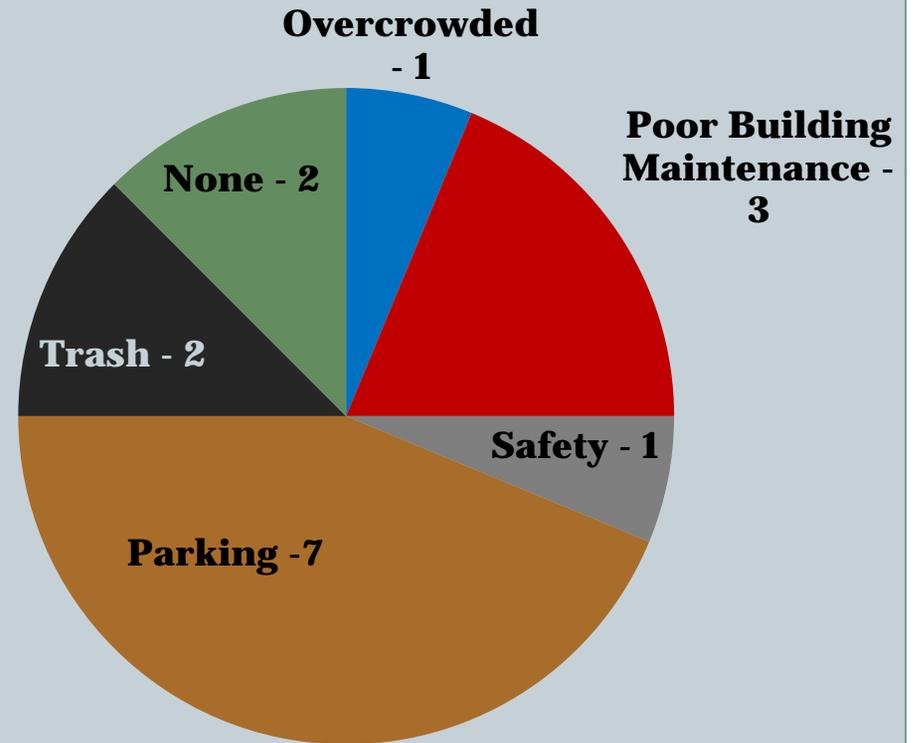
North of Capitola Road



Positive Influences



Negative Influences



North of Capitola Road



How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

Options	Survey Results	Workshop Results	Total
A. Keep the current Code	2	0	2
B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	4	2	6
C. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	0	2	2
D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	0	1	1
E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	10	0	10
F. Other	1	0	1



Owner/Occupant Multi-family Home

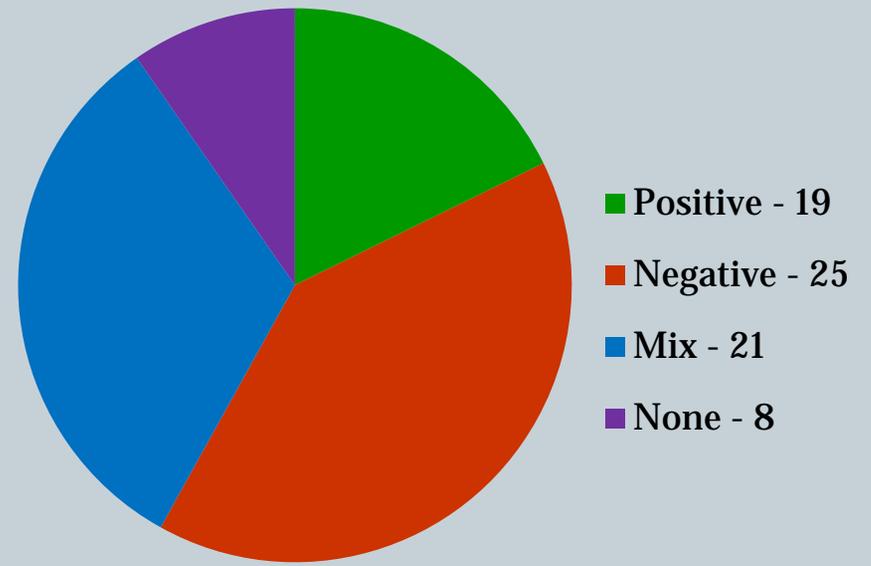
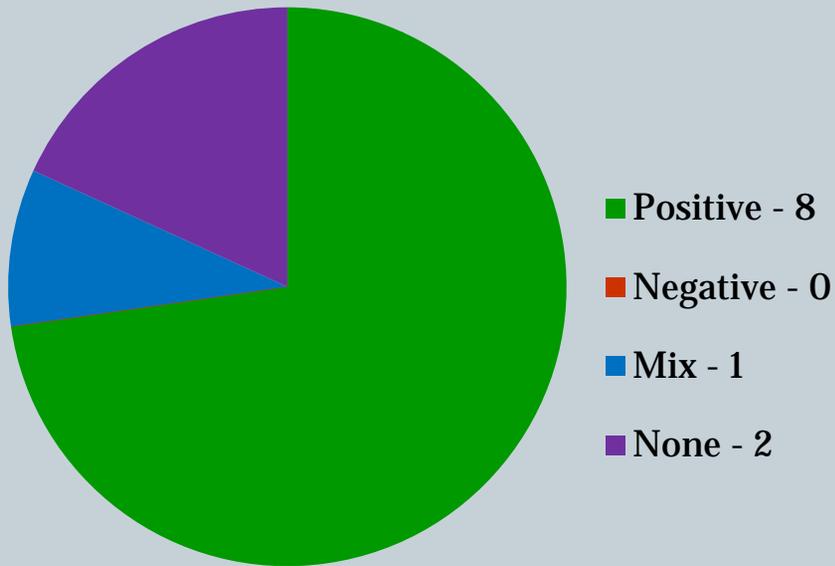
Owner/Occupant of Single-family Home or Duplex

VS.



Neighborhood Influence

Neighborhood Influence



Owner/Occupant Multi-family Home

Owner/Occupant of Single-family Home or Duplex

VS.



How would you suggest the City of Capitola treat existing multi-family uses in single family neighborhoods?

Options	Survey Results: Owner/Occupant of Multi-family Home	Survey Results: Owner/ Occupant of single family home or duplex
A. Keep the current Code	0 (0%)	11 (19%)
B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size of number units	10 (91%)	13 (22%)
C. Add to the existing requirement that the City Council may require the removal of units to address issues that cannot be addressed due to limited space on the site such as adequate onsite parking	0 (0%)	6 (10%)
D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning	1 (9%)	2 (3%)
E. All Multi-family uses in single family neighborhoods should discontinue by 2019 and the extension process should be removed from the code	0 (0%)	22 (38%)
F. Other	0 (0%)	4 (7%)

OPTIONS



- A. Keep the current Code**
- B. Removed the required extension and allow multi-family uses to continue indefinitely provided they do not increase in size or number of units**
- C. Modify regulations to allow non-conforming multi-family uses to remain in targeted areas of the City.**
- D. Rezone areas with high concentrations of structured with 3+ units from single-family zoning to multi-family zoning**
- E. Create an incentive program to allow participating non-conforming property owners to retain their uses subject to providing specified public benefits.**
- F. Other**