Multi-family Homes in Single Family Zones
City of Capitola Zoning Code

Why are We Here?
- City staff updating Zoning Code
- Public outreach to identify issues and options

ISSUE:
- Do we want to allow existing multi-family homes to remain in single-family neighborhoods?
- Are there specific neighborhood concerns?
- Community input and suggestions needed
City of Capitola Zoning Code

- Current Code adopted in 1951
- Most recent update in 1975
- First comprehensive update since in 40 years
- Existing Code is outdated and difficult to understand & administer
What is Zoning?

• Tool used by cities/counties to regulate land use, promote orderly development, and maintain community character

  o Protects the general health, safety, and welfare of the public
  o Controls the type, size, and height of buildings
  o Establishes standards for parking, signage, and landscaping
What is a Zoning Code?

- Set of local regulations to govern land use and development
- Classifies land into “zoning districts”
  - Establishes areas for residential, commercial, mixed-use, and industrial land uses
  - Specifies what land uses may occur on a property
  - Establishes standards for new development and construction in each zone
What is a Dwelling Unit?

Dwelling Unit

noun [formal]
/ˈdweliŋ 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 Single Family Home?

**Single Family Home**

_noun_

sin·gle fam·i·ly home /ˈsiNGgəlˈfam(ə)lē hōm/

One-family dwelling when used in the context of, design, development, construction, or remodeling means a detached building, containing one kitchen, designed exclusively to house not more than one family, including all necessary employees of such family.

When used in the context of, the use of a building or portion thereof, “one family dwelling” means used exclusively for residential occupancy by not more than one family, including all necessary employees of such family.
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
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Multi-family Structure: 3 or more dwelling units
Multi-family structures with 3 or more units in a single family zone are non-conforming

Nonconforming

verb
non·con·form·ing 
\-kən-ˈform/

an activity which was legal at the time established but not presently a permitted or conditional use in the zone.
Non-conforming multi-family homes must change to a single family home 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)
Changed to Single Family Zone

Single Family Zone
City of Capitola

Changed to Single Family Zone

- 1951 Extension by 2019
- 1976 Extension by 2026
- 1979 Extension by 2029
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
Step 1: Neighborhood Discussions

Neighborhood Discussions in the Community Room
Step 1: Neighborhood Discussions

- Feedback on multi-family structures in single family zones
- Existing code and extension requirement
- Options and suggestions for zoning code update
Step 2: Survey

Take Our Survey

Online
- https://www.surveymonkey.com/r/zonecapitola

In person
- Printed copy available at exit. Please fill out before you leave.
Step 3: Informational

Assessment District

- A citizen initiated funding source to finance improvements in a neighborhood.
  - Ex. Parking, sidewalk, landscaping, and aesthetic issues (streetscapes)
Step 3: Informational

Interested in Assessment Districts for your neighborhood?

- Additional information found at the exit

- Sign up to talk with others interested in a future Assessment District