

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 Update



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- Existing Code is outdated and difficult to understand & administer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



What is Zoning?

- Tool used by cities/counties to regulate land use, promote orderly development, and maintain community character
 - Protects the general health, safety, and welfare of the public
 - Controls the type, size, and height of buildings
 - Establishes standards for parking, signage, and landscaping

What is a Zoning Code

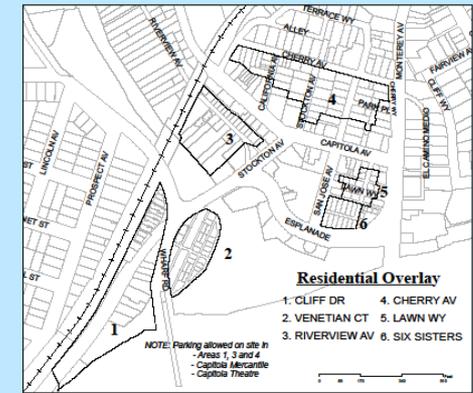
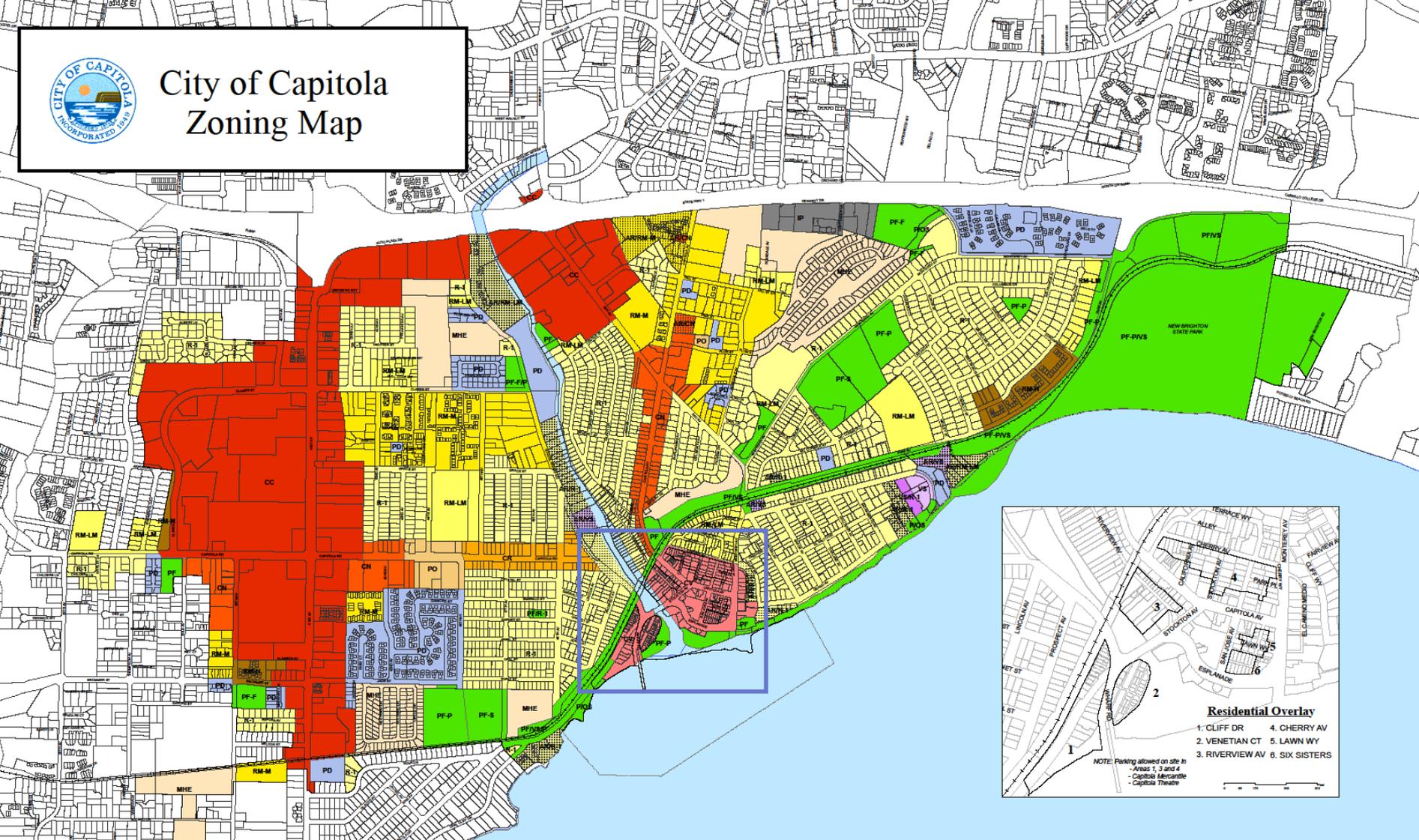


What is a Zoning Code?

- 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



City of Capitola Zoning Map



RESIDENTIAL	COMMERCIAL	INDUSTRIAL	COMBINING DISTRICT
R-1 SINGLE-FAMILY RESIDENCE	PO PROFESSIONAL OFFICE	IP INDUSTRIAL PARK	-F FACILITY
RM-LM MULTIPLE-FAMILY LOW-MEDIUM DENSITY	CR COMMERCIAL/RESIDENTIAL	OTHER	-P PARK
RM-M MULTIPLE-FAMILY MEDIUM DENSITY	CN NEIGHBORHOOD COMMERCIAL	PF PUBLIC FACILITY	-OS OPEN SPACE
RM-H MULTIPLE-FAMILY HIGH DENSITY	CV CENTRAL VILLAGE	VS VISITOR SERVING	-S SCHOOL
MHE MOBILE HOME EXCLUSIVE	CC COMMUNITY COMMERCIAL	PD PLANNED DEVELOPMENT	Railroad
		AR AUTOMATIC REVIEW	Residential Overlay
			Sphere of Influence
			City Limits

0 250 500 1,000 1,500 2,000 Feet

N

What is a Dwelling Unit?



Dwelling Unit

noun formal

/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 Single Family Home?



Single Family Home

noun

sin·gle fam·i·ly home / 'siNGgəl 'fam(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



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.

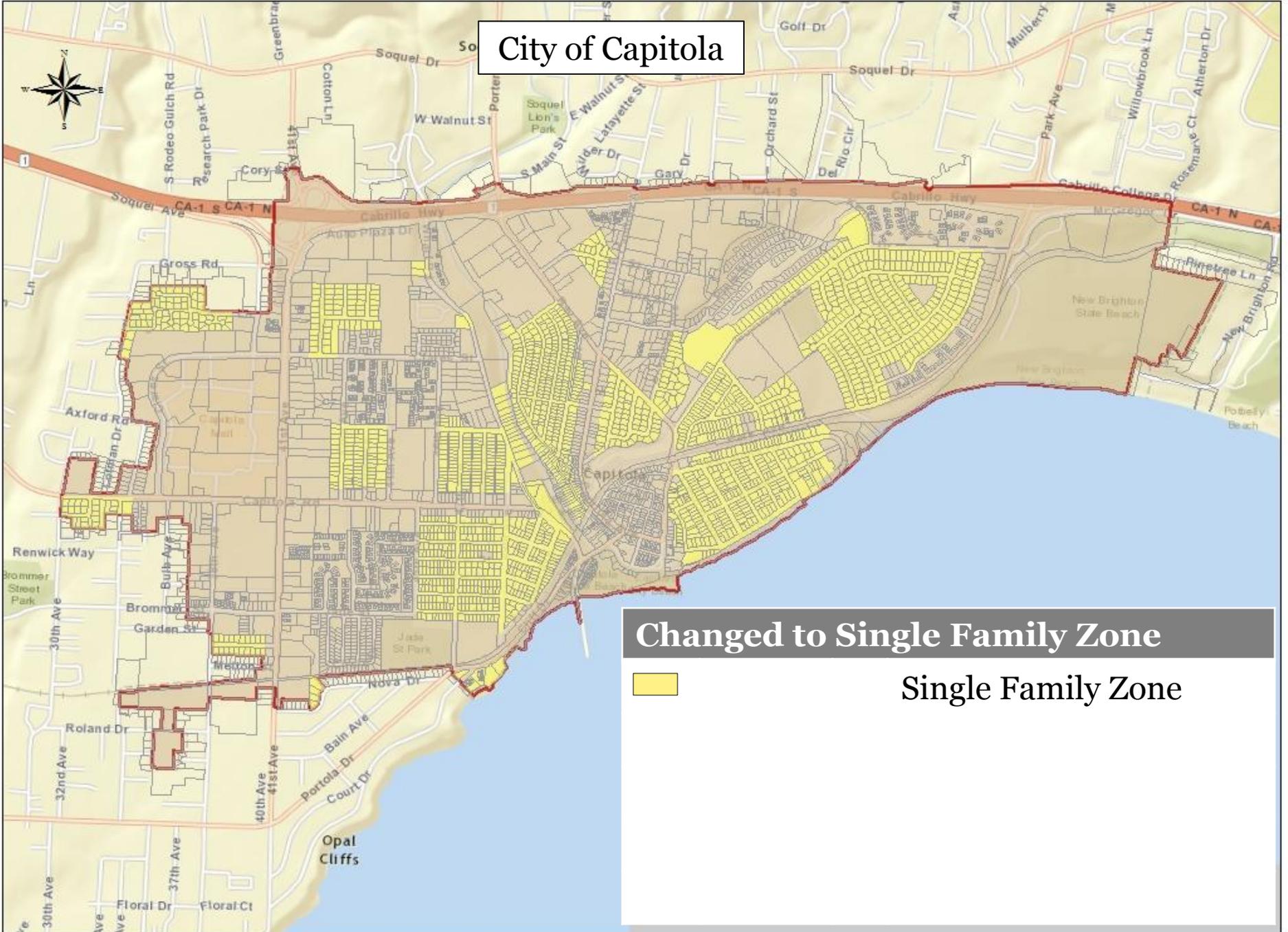
Current Zoning Code



Non-conforming multi-family homes must 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)

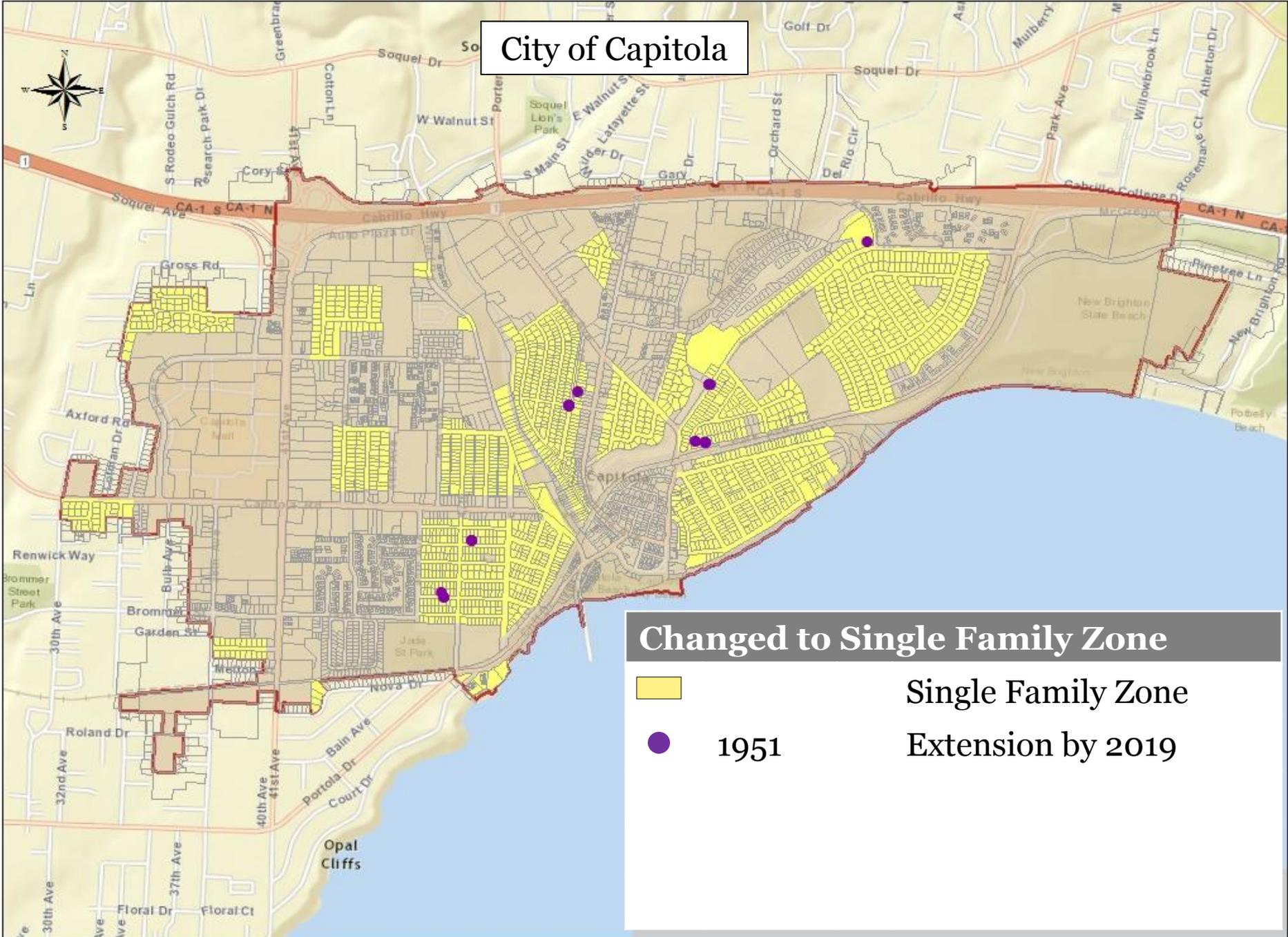
City of Capitola



Changed to Single Family Zone

Single Family Zone

City of Capitola



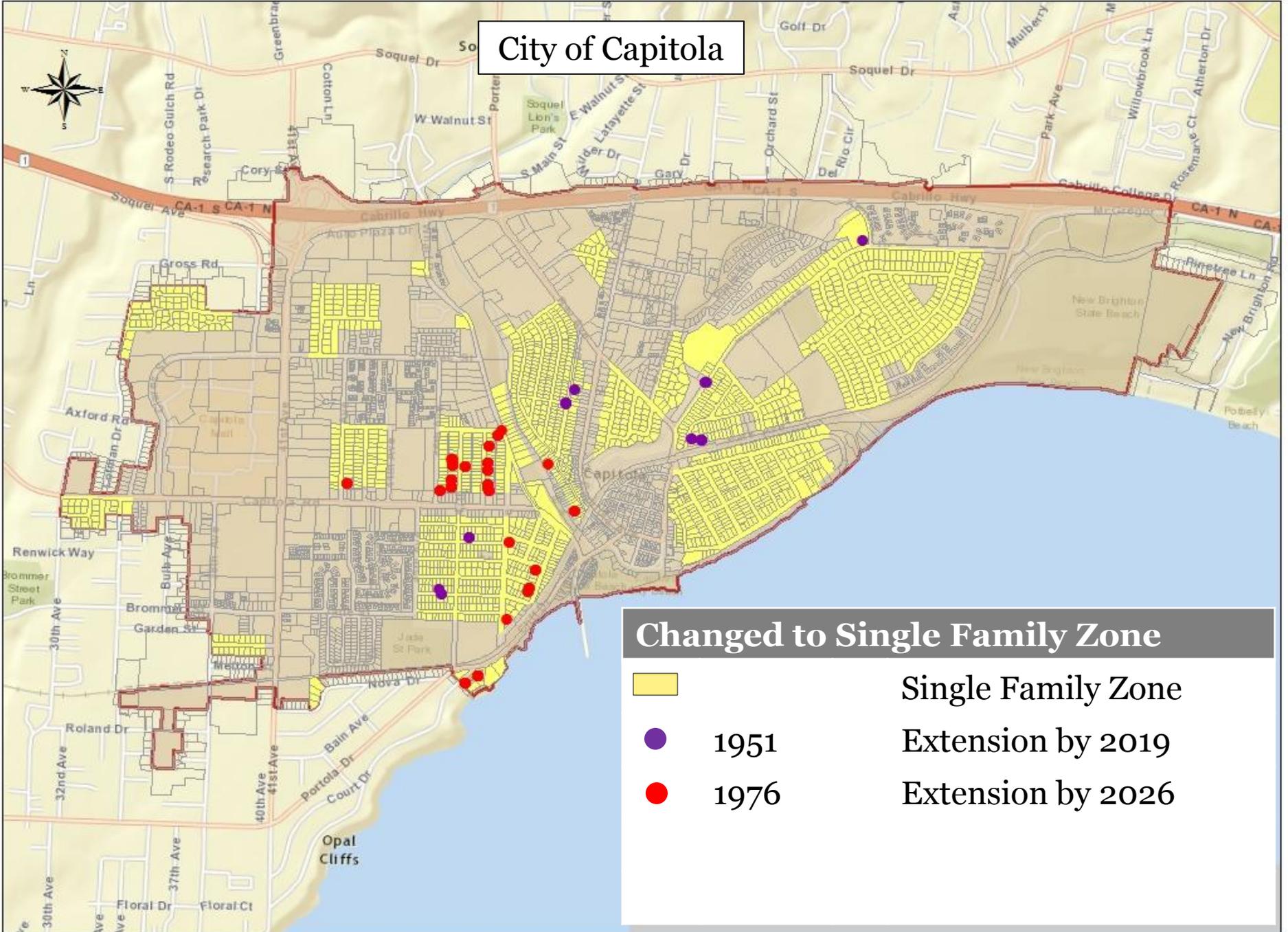
Changed to Single Family Zone

Single Family Zone

1951

Extension by 2019

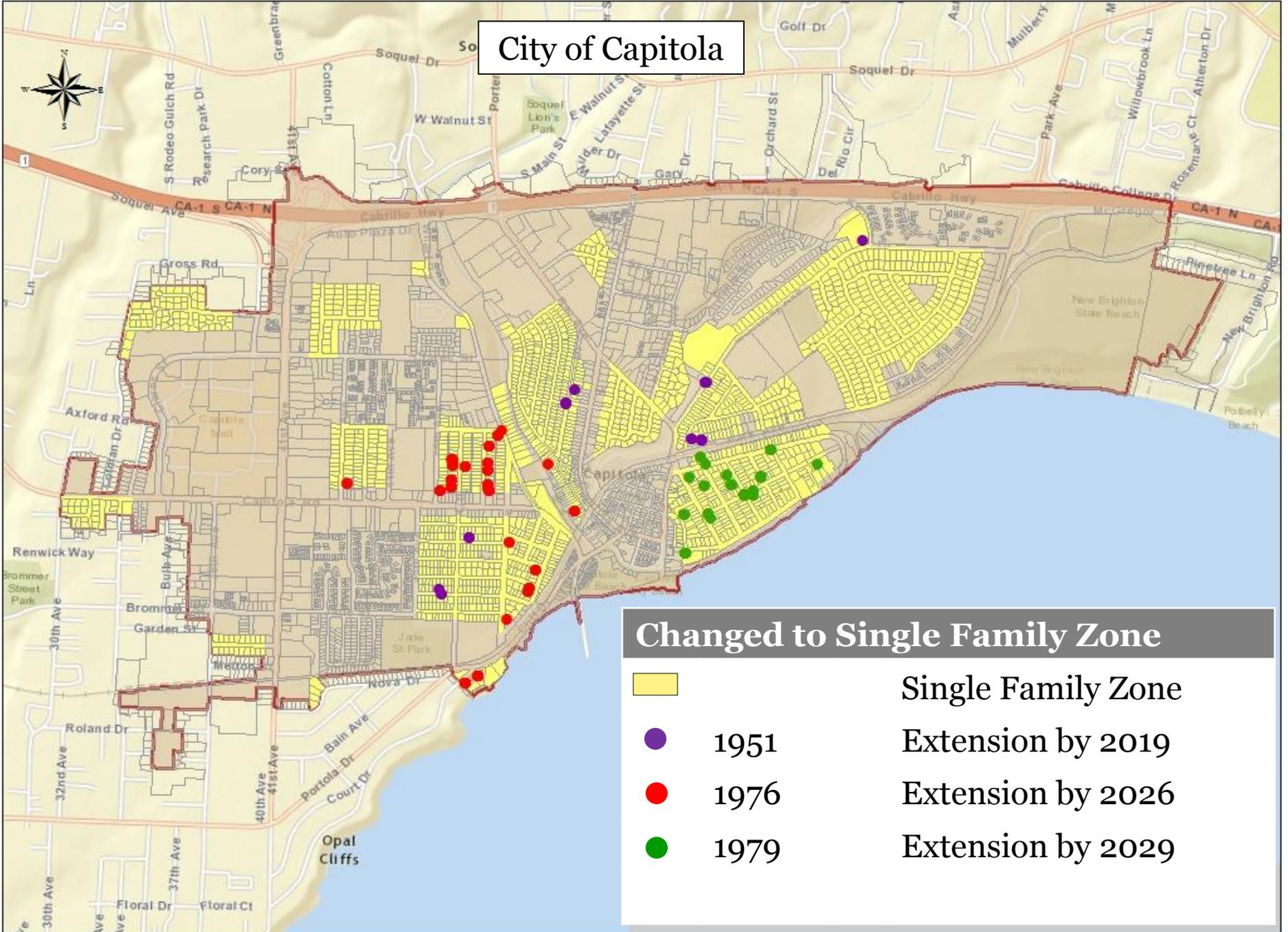
City of Capitola



Changed to Single Family Zone

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

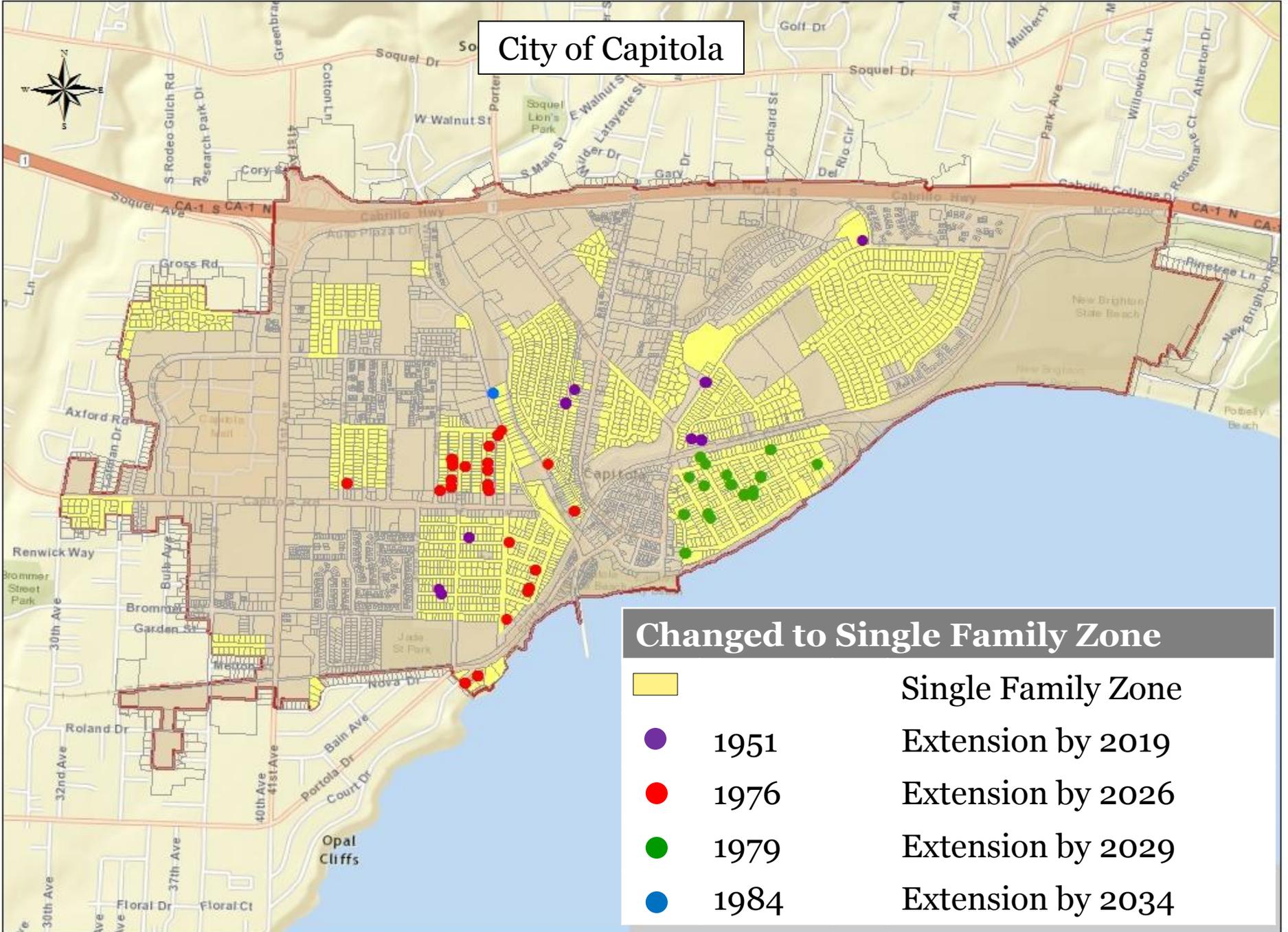
City of Capitola



Changed to Single Family Zone

- Single Family Zone
- 1951 Extension by 2019
- 1976 Extension by 2026
- 1979 Extension by 2029

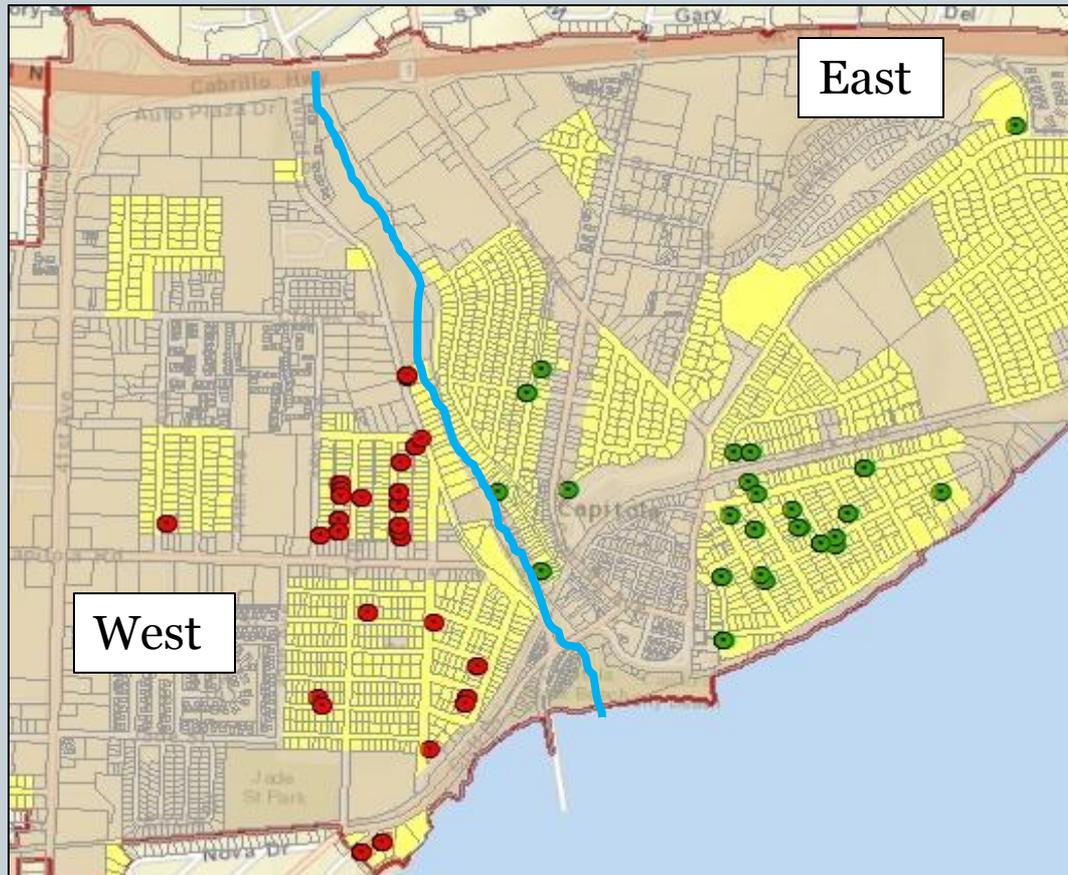
City of Capitola



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