



# MULTI-FAMILY HOMES IN THE SINGLE FAMILY ZONE

## How Properties Became Non-Conforming

Currently, there are **52** multi-family homes located in the single family (R-1) zone. A multi-family home is defined as a building with **3** or more dwelling units. Many of Capitola's neighborhoods changed from multi-family to single-family zones between 1950 and 1984

(See Figure 1). Once the zone changed from multi-family to single family; the multi-family homes became non-conforming.

### **non-con-form-ing ac-tiv-i-ty** *noun*

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

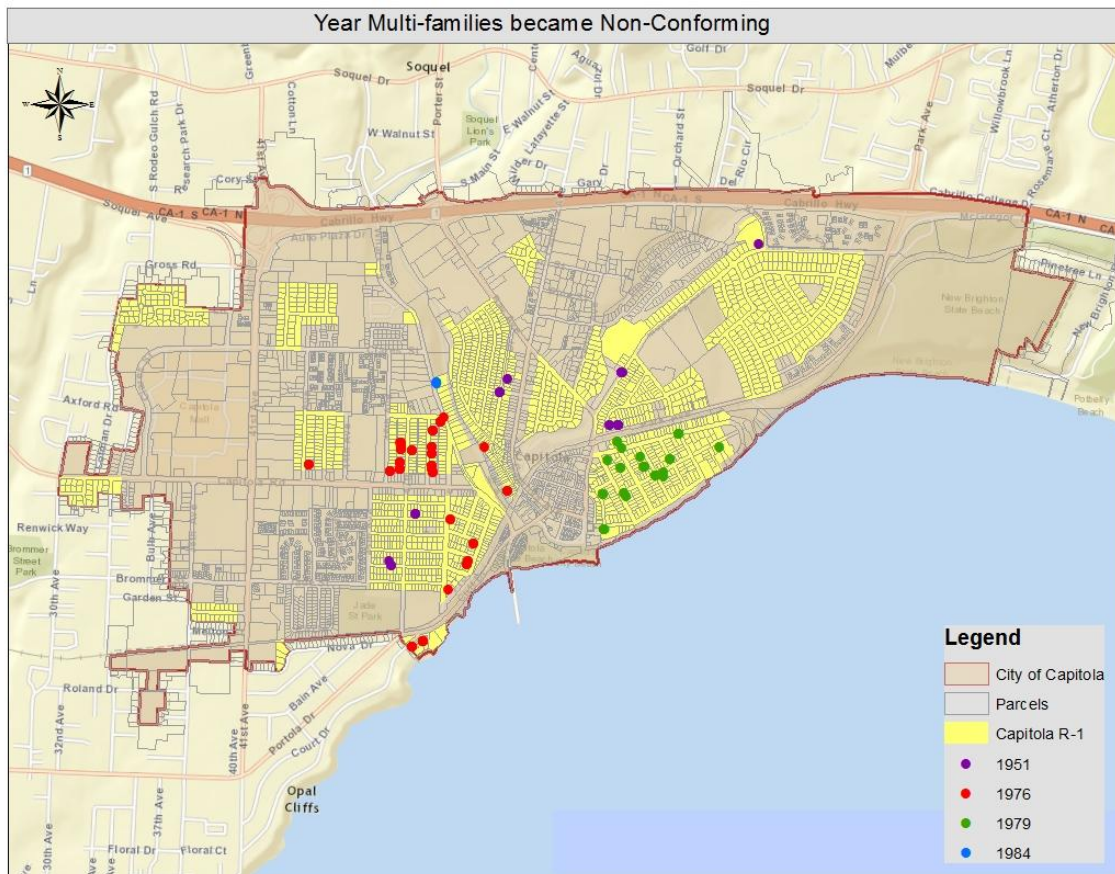


Figure 1 – Multi-family homes in Single Family zones

## Current Zoning Code: Non-Conforming Properties

The City's current zoning code requires that a non-conforming multi-family home in an R-1 zone must either (1) revert to a single family home or (2) apply for and receive approval of an extension by **June 26th, 2019** or **50 years from when the property first became non-conforming**. Figure 1 above identifies the deadlines for extensions. Approval of an extension can be granted for a minimum of 50 years by the City Council. To approve an extension, the City Council must make findings that:

- The appearance, condition and management of the property is such that the property is not greatly detrimental to the single family residential character of the neighborhood in which it is located.
- All reasonable conditions have been imposed for the purpose of repairing dilapidation and bringing, or keeping, the property up to neighborhood standards.