



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

August 16, 2017

DEPARTMENT:

Community Development

DIVISION:

Community Planning

- ☐ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☒ Ordinance - Adoption
- ☐ Public Hearing

TITLE:

Zoning Code Text Amendment: Rooming and Boarding Houses

SUMMARY RECOMMENDATION:

Amend Title 15, Chapter 154 to add definitions related to rooming and boarding houses and to identify residential zoning districts which will allow rooming and boarding houses, either as a permitted principal use or as a conditional use. (Community Development/Community Planning) (Laurie Lineberry)

REPORT:

Typically, in the City of Yuma, a rooming house is a single-family residence in which unrelated tenants, rent one or more rooms for various periods of time. If meals are included, it may be referred to as a boarding house. While the current Zoning Code allows for the establishment of rooming and boarding houses within various residential zoning districts, the Code does not address the number of renters permitted in such establishments. The workforce within the City of Yuma is unlike most, in that seasonal/temporary job opportunities draw large numbers of individuals to the area in need of affordable housing. With a scarce rental market, many temporary residents find themselves renting a room within an established single-family neighborhood. The benefit to the renter is that they are given the opportunity to live in a neighborhood without the maintenance associated with owning and/or renting a property.

However, it is imperative that such establishments do not negatively impact the residents who permanently reside within these neighborhoods. Because our code does not currently limit the number of renters within a single dwelling, the only occupancy standard required to follow are those outlined within the International Property Maintenance Code (IPMC). Therefore, according to the IPMC, a 1900 square foot, 4-bedroom, single-family home could potentially be occupied by as many as 20 individuals. This could translate into 20 renters, each of whom utilizes a motor vehicle. Permitting such an operation within a single-family neighborhood would significantly impact the area and alter the overall character of the residential district.

Staff is recommending the following text amendment in an effort to provide housing options for our seasonal/temporary residents while also maintaining the quality of life and protecting the property values of neighboring owner-occupied single-family homes.

On July 10, 2017 the Planning and Zoning Commission voted to recommend APPROVAL (5-0, with Hamersley absent) of the request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154 to add definitions related to rooming and boarding houses and to identify residential zoning districts which will allow rooming and boarding houses, either as a permitted principal use or as a conditional use.

PUBLIC COMMENTS - EXCERPT FROM PLANNING AND ZONING COMMISSION MEETING MINUTES:

QUESTIONS FOR STAFF

“Alan Pruitt – Planning and Zoning Commissioner asked if Group Homes would apply to this Text Amendment proposal.

“Alyssa Linville – Principal Planner said no and stated that Group Homes were a protected class.

APPLICANT / APPLICANT’S REPRESENTATIVE

None

PUBLIC COMMENT

“Bobbi McDermott, 1423 W. 17th Street, Yuma, AZ, asked for clarification on small and large rooming and boarding houses.

“Linville explained that a small rooming and boarding house would allow no more than one individual in each designated bedroom and a large rooming and boarding house would allow no more than two individuals in each designated bedroom.

“McDermott asked if these homes would be monitored by the City.

“Chris Hamel – Planning and Zoning Commissioner stated City staff responded to neighbor complaints.

“Rodney Short – Deputy City Attorney explained that the Code currently did not address the number of renters permitted in such establishments. This Text Amendment proposal provided housing options for seasonal/temporary residents while also maintaining the quality of life and protecting the property values of neighboring owner-occupied single-family homes.

MOTION

“Motion by Lukas Abplanalp – Planning and Zoning Commissioner, second by Tyrone Jones – Planning and Zoning Commissioner, to APPROVE Case Number ZONE-17921-2017.

“Motion carried unanimously (5-0) with Kim Hamersley – Planning and Zoning Commissioner absent.’

Planning Commission Staff Report - Attached

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK: 1. 2. 3. 4. 5.			
	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL? <input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		7/24/2017	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		7/24/2017	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Laurie Lineberry		7/12/2017		
WRITTEN/SUBMITTED BY:		DATE:		
Alyssa Linville		7/12/2017		