Density By Right and Guest House Provisions NOT Recommended By CCPC

(1) DENSITY BY RIGHT – AFFORDABLE-WORKFORCE HOUSING

FLUE, Density Rating System, proposed paragraph g. under Application of DRS:
Within the applicable portion of the Urban Mixed Use District, as identified in the first paragraph under this section (B. Density Rating System), but further excluding the Urban Residential Fringe Subdistrict and all properties located within the Coastal High Hazard Area, all properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which an affordable-workforce housing project is proposed in accordance with Section 2.06.00 of the Land Development Code (Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

FLUE, Density Rating System, proposed paragraph c. under Density Bonuses:

Affordable-workforce Housing Bonus, By Right
To encourage the provision of affordable-workforce housing within that portion of the Urban Mixed Use District described in Section B.1.g., above, properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, 4, 5, 6, Residential Single Family and/or RMF-6, Residential Multi-Family, for which an affordable-workforce housing project is proposed in accordance with the definitions and requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), a maximum of four (4) residential units per gross acre shall be added to the base density of 4 dwelling units per acre. Therefore, the maximum density that may be achieved by right shall not exceed eight (8) dwelling units per acre. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

(2) GUEST HOUSES

GGAMP, Estates Designation:
Within all Districts and Subdistricts that allow residential development, a guest house is allowed as an accessory use in accordance with Section 5.03.03 of the Land Development Code (Ordinance No. 04-41, adopted June 22, 2004 and effective October 18, 2004), as amended, except that the guest house may be leased or rented. Additionally, the principal dwelling may be leased or rented as well. Under no circumstance shall this rental allowance be construed to allow the further subdivision of property below the minimum lot size of 2.25 acres.

FLUE, Policy 5.7 (in part):
In the Urban, Agricultural/Rural, and Conservation Designations, within all Districts and Subdistricts that allow single family residential development, a guest house is allowed as an accessory use in accordance with Section 5.03.03 of the Land Development Code (Ordinance
No. 04-41, adopted June 22, 2004 and effective October 18, 2004), as amended, except that the **guest house** may be leased or rented. Additionally, the principal dwelling may be leased or rented as well. A **guest house** shall not be considered a dwelling unit for purposes of calculating allowable density.