

ZONING TEXT AMENDMENTS

Case Coordinators: Loren Shapiro

GENERAL PROJECT INFORMATION

REQUEST: Approval of amendments to the Carrollton Comprehensive Zoning Ordinance (CZO) to amend Section B. Terms and Definitions related to dwelling unit.

REPRESENTED BY: City of Carrollton

Background

The city periodically updates regulations to the Comprehensive Zoning Ordinance to avoid any conflicts with other requirements or land uses. City staff is recommending modifying the definition of “dwelling unit”, in the Definition section of CZO (Art. 34, Section B). The purpose for altering the definition is to ensure that the term dwelling unit is clearly applicable only to a family or common household and not inclusive to hotels or transient lodging or non-residential uses. such as hotels, motels, inns, bed and breakfast, short-term-rentals or non-residential uses.

Current Definition –

DWELLING UNIT: A single unit providing complete, independent living facilities for one family, and including a residential kitchen, bathroom, and provisions for living, sleeping, and sanitation.

Proposed Definition – Red underlined text represent additional language added.

DWELLING UNIT: A single living unit providing complete, independent living facilities for one family or persons maintaining a common household, and including a residential kitchen, bathroom, and provisions for living, sleeping, and sanitation; accessible independently of another dwelling unit or portion thereof (SEE RESIDENTIAL KITCHEN). Dwelling units do not include hotels, motels, inns, bed and breakfasts, short-term rentals, or non-residential uses where rooms are rented for less than one month.

The new definition would help city staff improve administrating and enforcing the CZO as it relates to dwelling units for household living only from uses that are non-residential.

Conclusion –

Recommend modifying the definition of “dwelling unit” as provided in the result sheet.