



ULDC Workshop: Accessory Dwelling Units, Mobile Home/RV Parks, TND/Activity Center Street Design

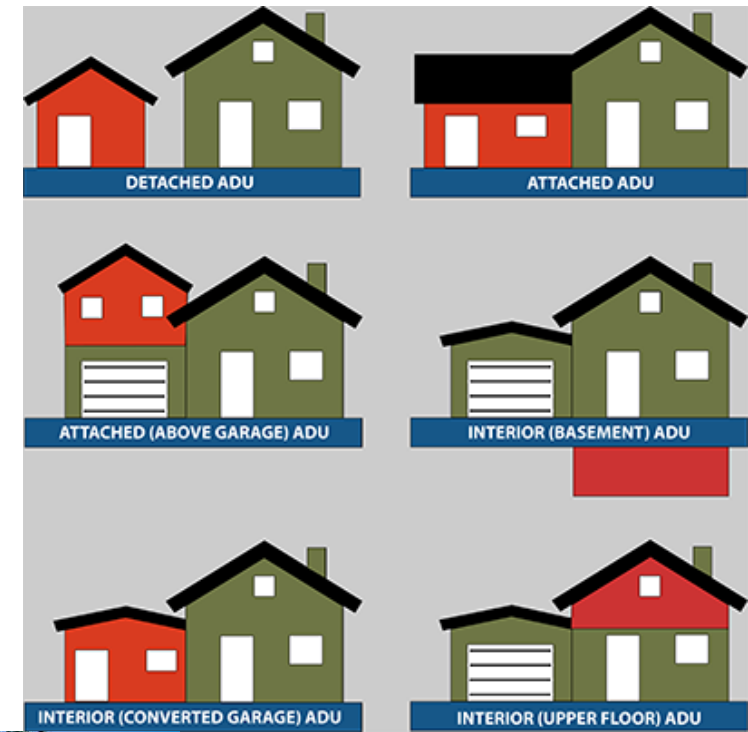
Follow up presentation on Board direction

Background

- Follow up presentation on Board direction regarding recent ULDC discussions
 - *Ms. Chapman's Hardship Unit/Accessory Dwelling Unit*
 - *Board direction regarding Urban RV Parks*
 - *Board direction regarding Traditional Neighborhood development and Activity Center street design*

Accessory Dwelling Units

- Promote infill housing
- Promote affordable housing
- Promote Efficient use of land and infrastructure
- Provide for aging in place



Accessory Dwelling Units

- History of former “Hardship” Mobile Homes in the Rural/Ag area.
- Size requirements are one limitation on permitting these Mobile Homes as permanent Accessory Dwelling Units
- Owner Occupancy Requirement is another limitation in some specific instances.
 - There are policy implications with removing owner occupancy that should be discussed.
 - This change would require a Comprehensive Plan amendment.
- Other proposed revision includes removal of “similar architectural style” language.

Urban RV Parks

- Rockledge, FL Regulations
- Details on construction standards
- Only 25% of tiny homes in Pocket Neighborhoods are allowed to be Tiny Home on Wheels
- Central common space required, 400 sq. ft. per tiny home
- Porches required, may have a community building. similar requirements to what we have in cottage neighborhoods
- Condo or HOA required to maintain common areas
- Minimum lot size 1,200 sq. ft., max lot size 3,000 sq. ft. min/max width/depth also included



Urban RV Parks

- Board Direction
 - Allow RVs in RM zoning (Mobile Home Parks)
 - Create new Urban RV Park Use
 - Review Rockledge Tiny Home Code
- Proposed Code Revisions:
 - Add RVs as allowed within a RM zoned Mobile Home Park
 - Allow RM on properties as small as 2 acres
 - Reduce minimum “lot” size to 2,000 sq ft
- These changes will cover both elements of Board direction. New use would be redundant. RM is the appropriate zoning as it implements the Medium and Medium-High Future Land Use.



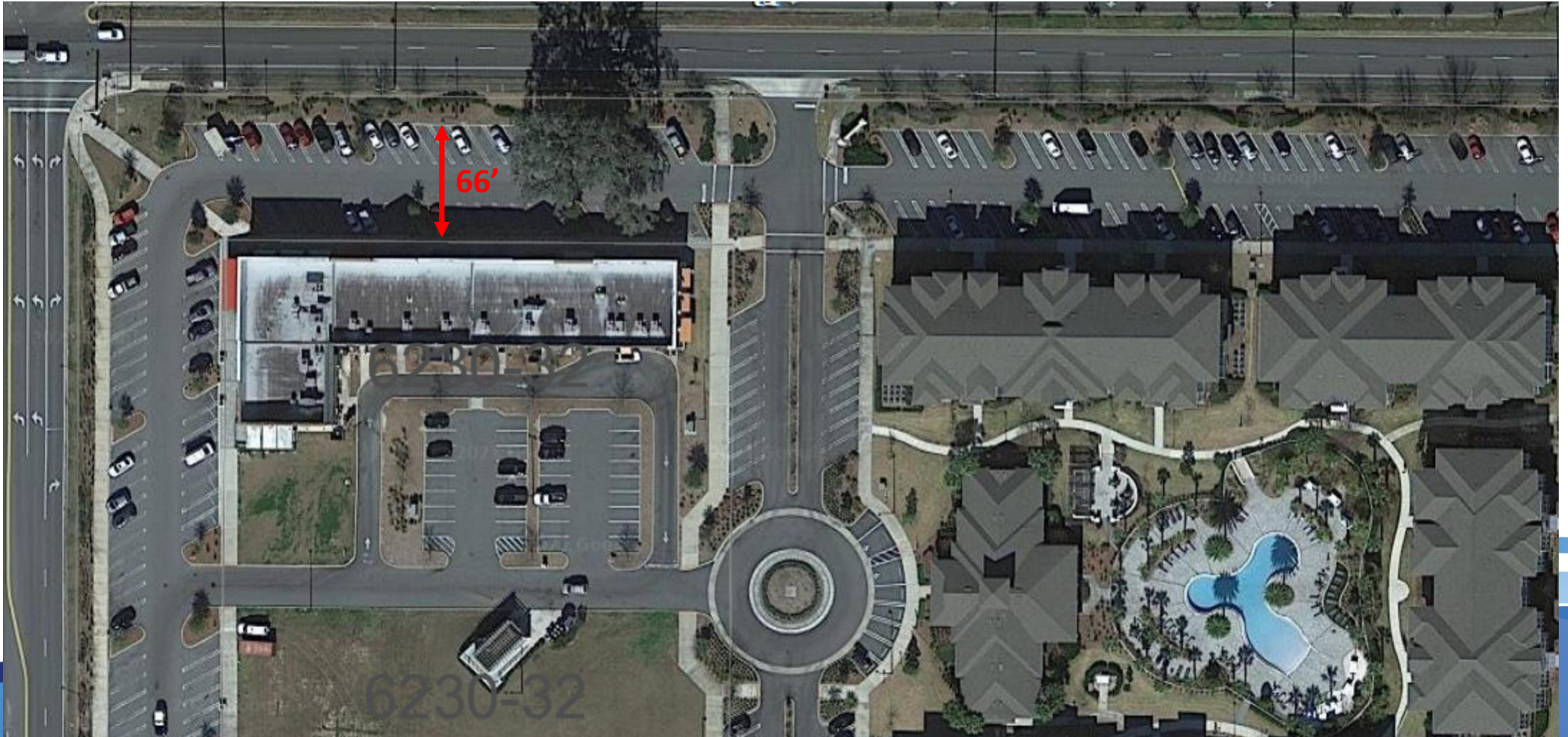
TND/Activity Center Street Design

- Return to Alternative Multiway Blvd Concept



TND/Activity Center Street Design

- Reduce Crosssections from current examples



TND/Activity Center Street Design

- Propose revisions to allow for circulation around buildings but limit width of cross section to prevent “double loaded” parking between buildings and existing corridors.
- 48’ width would allow angled on one side and parallel on the other side of a two way street.
- Align street design regulations between Activity Center Design requirements and TND requirements.

Recommendation

The BOCC hear the presentation and provide direction to Staff for Code changes related to any of the issues discussed.