



McCall Area Zoning Code Update Local Housing Overview

McCall City Council and McCall Area
Planning and Zoning Commission
Work Session-June 27, 2019

2018 McCall Area Comprehensive Plan

Goal 1: Promote a variety of quality housing types for current and future residents.

Goal 2: Support a local housing program as part of the vision for a diverse and year-round economy.

Goal 3: Support multi-faceted strategies to address local housing opportunities.

CITY OF McCALL HOUSING STRATEGY

- Increase Zoning Densities
- More flexibility in the development of accessory dwelling units
- Create design standards for small homes/ manufactured housing, including eliminating minimum size requirements for mobile homes.
- Streamline the permitting process for locally-serving housing units.
- Consider fee waivers for projects that include local housing units.



PEER CITY RESEARCH



- **Density bonus**
- **Waiver or reduction in development standards including parking, height, site coverage.**
- **Waiver or reduction in fees, including development application, utility hook-up fees.**
- **Fast tracking of development applications that include desired housing types.**

	Priority	Level of Impact	Community Readiness	Related actions	Code Clean-up	Local Housing Incentive	Expand Housing Opportunities
1. Amend and add to the definitions.				#27			
2. 3.3.01 Change the name and description of the residential zoning districts.							
3. Table 3.3.02: RESIDENTIAL USE REGULATIONS- Allow local housing as a right "P" in all residential districts.							
4. Table 3.3.03: RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS-Review the minimum property size for single family residential districts.				#6			
5. Table 3.3.03: RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS -Add flexibility for local housing units				#16			

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6. Table 3.3.03 Develop dimensional standards that would allow for what is known as the “missing middle housing (MMH)” type.				#4			
7. 3.3.06 Re-think the lot coverage standards							
8. TABLE 3.4.02 PERMITTED AND CONDITIONALLY PERMITTED USES WITHIN COMMERCIAL ZONES – expand residential outside mixed-use.				#9			
9. 3.4.04 (D) Review provision for residential uses in the CC Zone				#8			
10. TABLE 3.5.02 PERMITTED AND CONDITIONALLY PERMITTED USES WITHIN THE INDUSTRIAL ZONES – expand residential outside mixed-use.							

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11. TABLE 3.5.02 PERMITTED AND CONDITIONALLY PERMITTED USES WITHIN THE INDUSTRIAL ZONE –require deed restricted local housing.							
12. TABLE 3.6.02 PERMITTED AND CONDITIONALLY PERMITTED USES WITHIN PUBLIC ZONES-allow local housing in the Civic (CV) zone.				#17			
13. PARKING: (3.8.062(C)) Also 9.2.085, 9.2.094, 9.4.071 – Change the parking standards to be based on size							
14. PARKING (3.8.06 (D)) - Provide more flexibility in the locational requirements for parking areas							
15. 3.8.11 NEW ACCESSORY DWELING UNITS - Relocate the criteria for ADUs from Chapter 13 to this chapter.							

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16. 3.8.11 NEW LOCAL HOUSING- Add special development standards for local housing.							
17. 3.8.11 NEW TEMPORARY HOUSING -Add special development standards for temporary dwelling units.				#12			
18. 3.10.1 PURPOSE Add the provision of local housing as a purpose of the Planned Unit Development (PUD) provisions.							
19. (3.10.024(C)) DENSITY BONUS – revise the density bonus provisions.				#20			
20. Allow for a density bonus in all zones, not just through a PUD.				#19			

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21. 3.13.07 DEVELOPMENT AGREEMENTS, ZONING ACTIONS – include provisions for a commitment for local housing							
22. 3.13.036 RENTAL OF AN ACCESSORY DWELLING UNIT-Reconsider the annual permit requirements for local housing unit.							
23. 3.13.036 (D) CRITERIA FOR MAINTAIN AN ACCESSORY DWELLING UNIT –(1)Allow owner to live in an accessory unit or the main residence							
24. 3.13.036 (D) CRITERIA FOR MAINTAIN AN ACCESSORY DWELLING UNIT – (2) eliminate the provision for separate utility hook-ups.							
25. 3.13.036 (D) CRITERIA FOR MAINTAIN AN ACCESSORY DWELLING UNIT- (3) limit size							

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26. 3.13.036 (D) CRITERIA FOR MAINTAIN AN ACCESSORY DWELLING UNIT – (4) allow more than one unit							
27. 3.13.036 (D) CRITERIA FOR MAINTAIN AN ACCESSORY DWELLING UNIT – (5) allow for garage units and conversions							
28. Add a new standard that places a maximum size on all residential dwelling units							
29. Overlay districts with more flexible development standard for local housing in targeted areas							
30. Codify provisions for local housing deed restriction				#1			