



PLANNING COMMISSION

Code Change 22-13

Public Hearing

August 2, 2022

APPLICATION INFORMATION

Applicant: County Initiated

Request: Amendment to Section 3-33A.II.1.a.i of the LDC to add manufactured dwelling units as a permitted use on parcels within the Branran Filed Rural Suburbs land use category.

BACKGROUND

Branan Field Rural Suburbs located primarily to the area west of Branan Field Road.

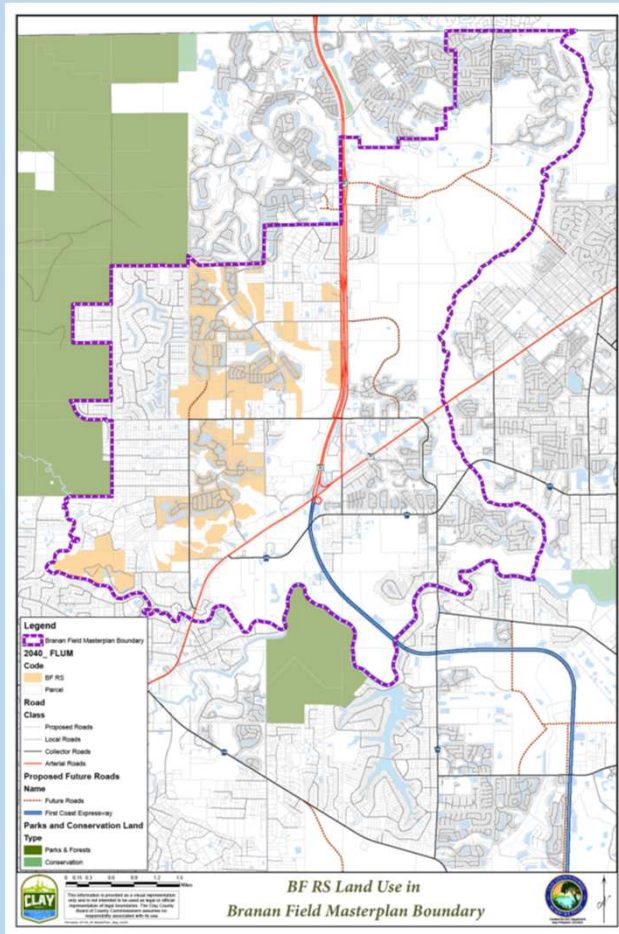
The Rural Suburbs land use category is intended to maintain the rural character of the area. Development is characterized by larger lots, five acres or larger, and served by well and septic tank.

The areas designated BF RS were primarily designated Agriculture and Agricultural/Residential, which allowed for manufactured dwelling units, prior to adoption of the Branan Field Master Plan.

Single-family dwellings are permitted by right in the BF Suburbs land use.

As defined in Article 1 of the Land Development Code, single family dwelling is not to be construed to include mobile homes, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary portable housing.

BACKGROUND



There is a total of 2,320+ acres of BF RS land use within the BF Master Plan area with 1,230+ acres located within existing subdivisions.

Leaving 1,090 acres of BF RS not located in existing subdivisions and which may be impacted by the proposed Code change.

Presently, there are 157 + acres of BF RS not within existing subdivisions which are vacant.

BACKGROUND

There has been a significant increase in housing cost in the County over the past several years. As the price for housing has increased there has been an increase desire for the use of manufactured dwellings as a means for obtaining affordable housing.

This proposed change will provide an opportunity to expand the use of manufactured units in an area of the County with a more rural setting with larger lots and where there already exists a mix of single family and manufactured units.

Presently, manufactured homes are allowed only in AG, AR, RE and Residential Mobile Home Park zoning districts.

To limit conflict with existing development within existing subdivision that have been developed with conventionally built single family dwellings the proposed Code change would continue to prohibit manufactured dwelling units in subdivisions within the BF RS land use.

PROPOSED TEXT

Uses Permitted by Right. Uses of the lands and structures shall be permitted within the BF Rural Suburbs as follows:

Single-family dwellings or Manufactured Homes, including the customary accessory uses and buildings. Manufactured Homes are prohibited in recorded subdivisions.

RECOMMENDATION

Staff recommends approval of the amendment to Section 3-33A.II.1.a.i of the LDC to add manufactured dwelling units as a permitted use on parcels within the Branan Filed Rural Suburbs not located within recorded subdivisions.

QUESTIONS