

Jon and Mary - Here is the draft language.

Mary - The public hearing concerning these changes will not be held until the 22nd to meet the public notice requirements.

March
22

420-31.D.

Single-family dwellings which have previously been granted conditional use permits to allow more than four unrelated individuals to constitute a single household unit may continue to operate and may apply for renewal of their conditional use permits prior to their expiration. ~~If a conditional use permit is allowed to expire or is revoked, a new permit may not be applied for.~~ The provisions of Section 420-11.F. shall not apply to this Section. During the term of any conditional use permit issued under this section, if the property is not used for residential purposes, or there are fewer than the permitted number of occupants, the conditional use shall remain in effect and the property owner may apply for another conditional use permit at the appropriate time. All conditional use permits authorized by this section shall be subject to the following restrictions:

- (1) The number of unrelated individuals occupying a housekeeping unit permitted beyond the limit prescribed by code shall be based on the size of the facility and the applicant's ability to meet the regulations provided herein; however, the maximum number of individuals permitted shall in no event exceed six individuals. Structures for which such permits are granted shall minimally have one bedroom per occupant permitted.
- (2) An application for renewal of a conditional use permit to exceed restrictions on the number of unrelated individuals constituting a housekeeping unit shall include a building sketch depicting the lot, its size, placement of the house and off-street parking and illustrating the location, dimension and use of all rooms making up the dwelling unit.
- (3) Any structure granted a conditional use permit to exceed restrictions on the number of unrelated individuals constituting a housekeeping unit shall fully comply with the most current edition of the Building Officials and Code Administrators (BOCA) Existing Structures Code. An annual inspection shall be performed by the City to confirm that all BOCA code provisions have been met.

(4) No changes shall be made to the exterior of a permitted housing unit that would alter its appearance as a single-family dwelling.

(5) Off-street parking, landscaping, buffers and fences may be designated as permit conditions in order to mitigate potentially negative impacts on adjoining properties.

(6) Conditional use permits associated with this provision shall ~~not~~ be granted ~~in perpetuity but instead for specific periods of time~~ **for a period of five years.**

(7) Annually, during the life of a conditional use permit, City staff will prepare a report for the house covered by the permit. The report will list each reported violation of City law and of the conditions attached to the permit which have occurred on the property during the year and their resolution. This report will be provided to the property owner, Planning Commission and City Council no later than June 30th of each year.

(8) If the residents of the property covered by the conditional use permit are convicted of three violations of City law related to behavior as a tenant, the owner of the house will be placed on probation for a period of twenty four months. Within 30 days of the third conviction, the owner will report the steps which have been taken to address tenant behavior to the Planning Commission. If, within the 24 month probationary period, a resident of the property is convicted of violating any City law related to behavior as a tenant, the conditional use permit shall be revoked for a period of 12 consecutive months or the remainder of the life of the conditional use permit, whichever is greater. The owner of the affected property may reapply for a conditional use permit following the revocation period.

(9) A copy of the conditional use permit issued in accordance with this section shall be posted within the dwelling unit.