

# Considering Innovative & Alternative Housing Options in Existing Neighborhoods

## Objective:

Create increased density options in existing neighborhoods to encourage private sector, market-rate housing opportunities, while balancing impacts to residents and property owners and protecting the health, safety and welfare of renters, tenants and lodgers.

## I. Potential Alternative Long-term Housing and Short-Term Lodging Options

### A. Long-Term Housing

- a. Accessory Dwelling Units
- b. Tiny Homes

### B. Short-Term Lodging

- a. Air BnB
- b. VRBO

## II. Existing Residential Zoning

### A. R-1

### B. R-2

### C. R-3

### D. PUD mobile home

### E. ADU

### F. Bed and Breakfast

### G. Motel/Hotel

### H. Boarding house

## III. Identified Concerns

- A. Does additional use warrant 2<sup>nd</sup> tap cost/ can existing cost structure be justified?
- B. Should existing single family lots be subdivided for individual ownership?
- C. What land use processes will be used?
- D. What land use processes need to be changed/updated?
- E. Does the Town need to put conditions on condominium-izing?
- F. How dense can a single lot become according to codes?
- G. How do we address emergency access issues for additional dwelling units?
- H. How do we address impacts to residential neighborhoods from transient lodging business through regulation?
- I. Should the town encourage private ventures such as AirBnB and VRBO? If so, how?
- J. Should the Town enact a pillow tax for short-term lodging (Air BnB, etc.)?
- K. How are tenants protected?
- L. Should the Town have an overall rental housing license program?

## IV. Taskforce Strategies

- 1. Create taskforce of stakeholders
- 2. Create map of parcels that currently qualify for ADU construction
- 3. Review permitted and conditional uses of various zoning districts
- 4. Consider adjusting zoning code for ADUs

5. Consider permitting Long-Term Housing and Short-Term Lodging according to neighborhood districts – create corresponding map
6. Review definitions of various residential dwelling unit types
7. Consider augmenting definitions as needed
8. Identify building options for each type of approved housing options
9. Analyze cost of construction for various types of ADUs
10. Review various processes from other communities
11. Evaluate HOA sentiments towards ADUs
12. Work closely with HOAs to accommodate ADUs.
13. Invite experts to engage public and civic officials for best solutions for Lyons
14. Map known locations of existing ADUs
15. Evaluate solutions for enforcement of ADU policy for existing ADUs
16. Evaluate solutions to Tap Fees policy for ADUs
17. Consider education and awareness strategies to assist homeowners and promote ADU construction
18. Identify short-term, mid-term and long-term goals
19. Make recommendations to Boards and Commissions

