





# 2126 Rosewood – Special Use for an accessory dwelling unit



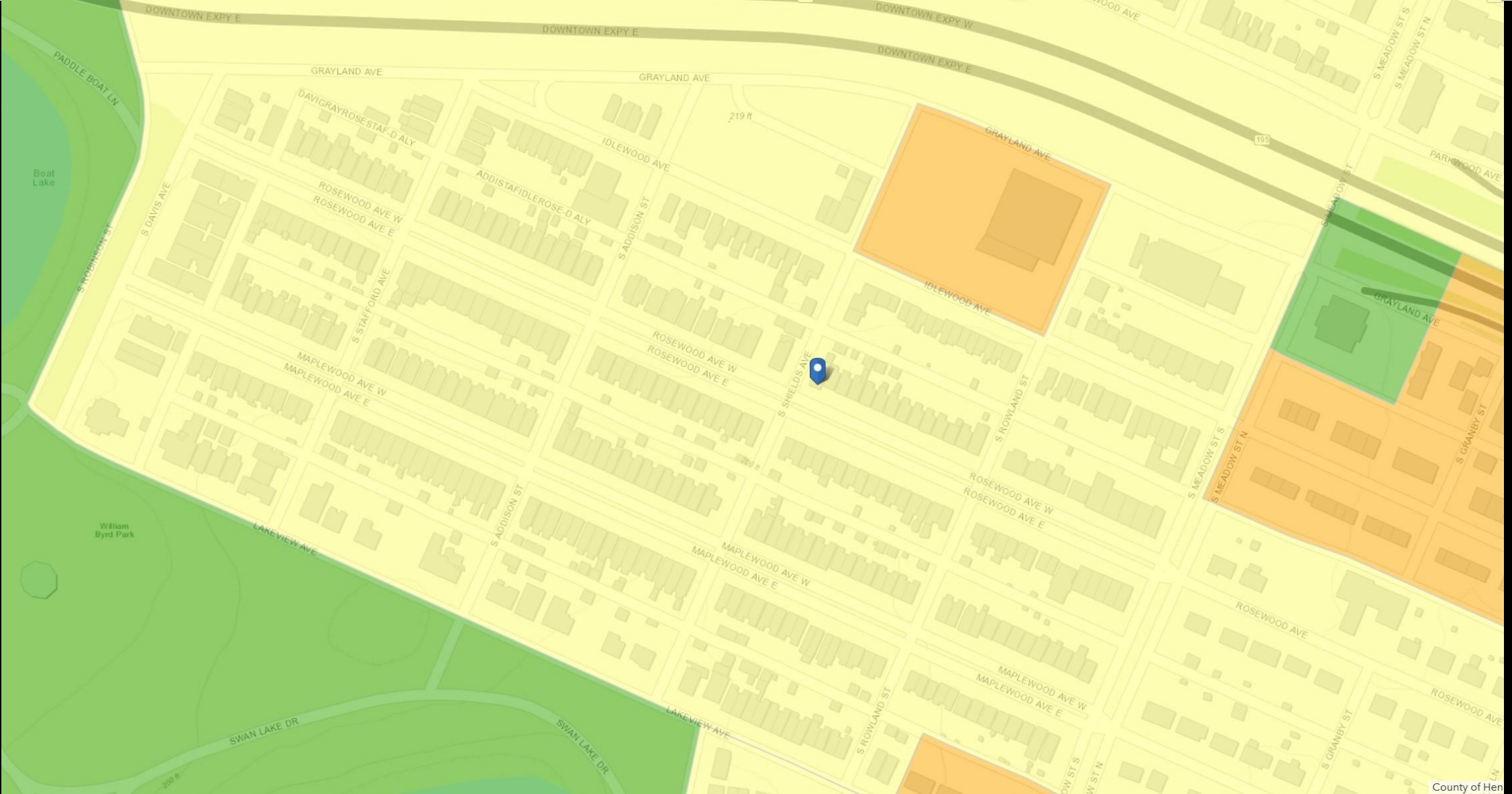


# Current Zoning: R-6 Single-Family Attached Residential





# Master Plan: Single-Family Residential at Medium Densities

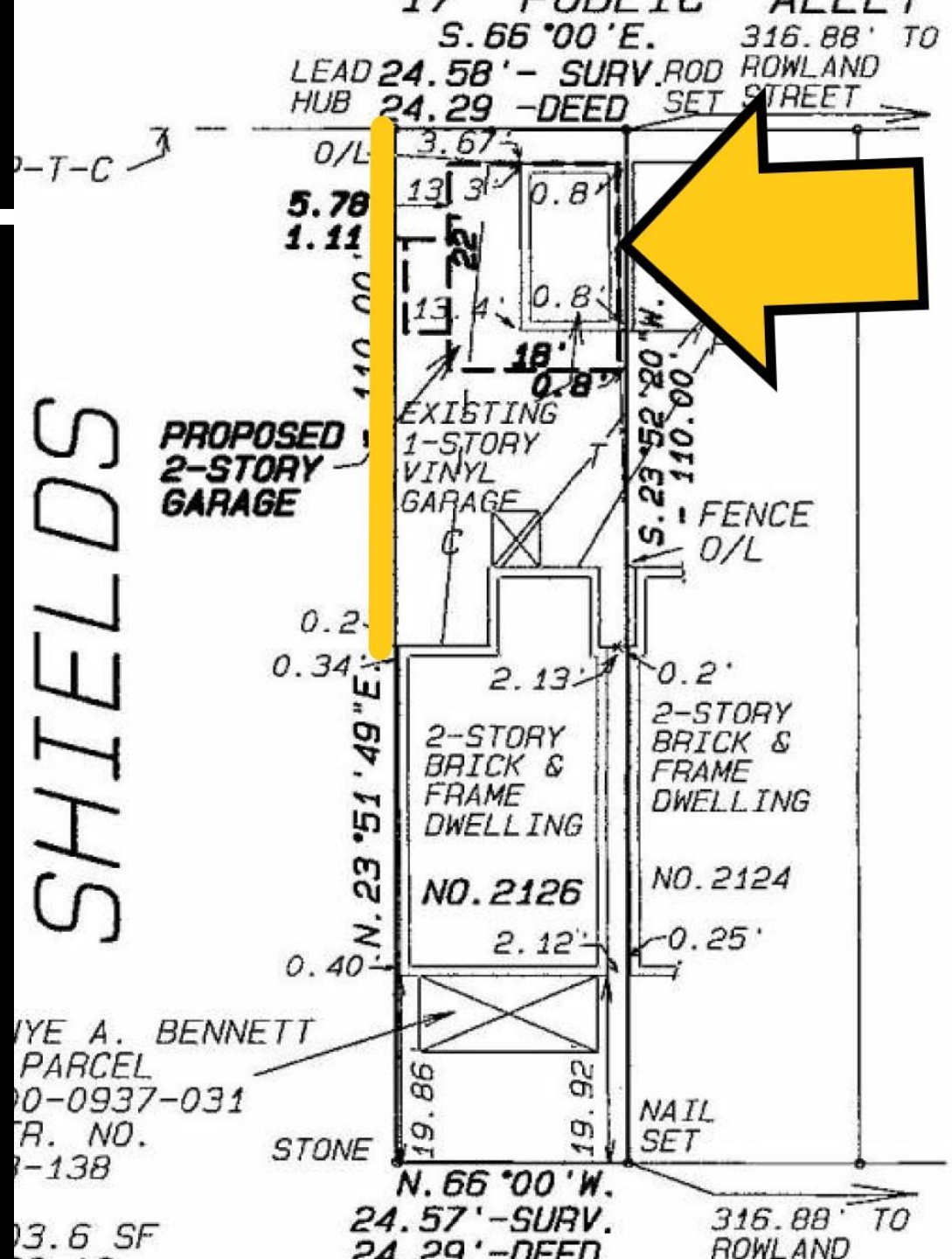




# Proposal

To allow a dwelling within an accessory to an existing primary dwelling unit.

Also to allow a privacy fence to the rear of the primary dwelling





# Proposal

**An accessory dwelling unit is not a permitted use for this property.**

**A corner property has two front yards.**





# Proposal

The accessory use will house studio space and residential space.





# Proposal

The use shall only be occupied by immediate family of the owner occupied primary dwelling.







# **Staff Recommendation:**

**Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Staff recommends approval with conditions:**

**The special use of the Property shall be a single-family dwelling with an accessory dwelling unit.**

**The height of the Special Use shall not exceed the height as shown on the Plans.**

**All building materials and elevations pertaining to the Special Use shall be substantially as shown on the Plans**

**All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.**



# Staff Recommendation:

**A privacy fence not exceeding 8' in height shall be permitted along property lines to the rear of the main dwelling**

**The dwelling unit within the building accessory to the single-family dwelling shall only be occupied by family members of the Owner and shall not be rented out to the general public.**

**No off-street parking shall be required, either on the Property or at an alternate location.**



# Questions

