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Questions Raised by the Members of the Northside Neighborhood Conservation District Advisory Committee Regarding Duplexes

1. How many duplex lots are there in the neighborhood?

Planning Staff Response: We have determined that there are 96 lots large enough in square footage so that a duplex *could* be built, 86 have buildings of some type on them, and 15 are vacant.

2. Of the duplex lots, how many have duplexes on them?

Planning Staff Response: The Town's records indicate that over the past 5 years, 12 permits have been issued for duplex construction. We do not have an accurate count of how many duplexes exist in the Northside area.

3. Will pre-existing lots be grandfathered? Or will the Neighborhood Conservation District only apply to new development?

Planning Staff Response: It is the decision of the Committee to recommend to the Council how to address pre-existing lots and non-conforming uses, lots and features.

4. How many houses are in the neighborhood?

5. How many residential lots are in the neighborhood?

6. How many single family lots are in the neighborhood?

Planning Staff Response: There are 377 single family lots in the study area; of these lots, 326 have structures on them and 51 are vacant. Of these lots, 96 are large enough so that a duplex could be built, 86 of these duplex sized lots have a building of some type on them, and 15 are vacant. We note that not all of the vacant lots are buildable.

7. How many people live in the neighborhood?

Planning Staff Response: Based on the 2000 Census, we estimate that approximately 1,632 people reside within the study area.

8. What is the definition of a duplex?

Planning Staff Response: The Town's Land Use Management Ordinance defines a duplex as: A structure that contains two separate, independent dwelling units, connected by a common wall (or a common floor/ceiling).

9. What is the number of rooms in each dwelling in the neighborhood?

Planning Staff Response: The Town does not have data to determine the number of rooms in each dwelling unit.

10. Are there any certified rooming houses in Northside?

Planning Staff Response: We do not have an accurate count of how many rooming houses exist in the Northside area.

11. What is the definition of a rooming house?

Planning Staff Response: The Town’s Land Use Management Ordinance (LUMO) defines a rooming house as “A building or group of buildings containing in combination three (3) to nine (9) lodging units* intended primarily for rental or lease for periods of longer than one week, with or without board. Emergency shelters for homeless persons and residential support facilities, as defined elsewhere in this Chapter, are not included. A Rooming House shall include a single-family dwelling, two-family dwelling including accessory apartment, or a two-family dwelling duplex if used in a manner described in the applicable definition sections so as to constitute a Rooming House.”

12. Is the house on the corner of Cotton and Lindsay St. a duplex?

Planning Staff Response: According to the Town’s Zoning Enforcement Officer, the property is a permitted single family residence in design and use.

* The LUMO defines a lodging unit as: “A room or group of rooms forming a separate habitable unit used or intended to be used for living and sleeping purposes by one family only, without independent kitchen facilities; or a separate habitable unit, with our without independent kitchen facilities, occupied or intended to be occupied by transients on a rental or lease basis for periods of less than one week.]