ESP 171 Urban and Regional Planning

Exercise 3: Codes
Due Tuesday, 4/19

Purpose:
Zoning codes and subdivision ordinances are one of the primary tools local governments use to implement their general plans. The purpose of this exercise is to give you some experience in digging through codes to assess whether a particular action is or is not allowed.

Activities:
Pretend that you just bought a home in an area in the city zoned for single-family housing (usually SF-1 or R-1). You stretched your finances thin to buy the house, and you’d like to find ways to use your property to generate a little income. You’ve got lots of ideas about how you might do this. Remembering what you learned in ESP171, you decide you’d better check the city’s codes to see if these ideas are legal in your neighborhood.

1. Find the land development code for your city (the same one from Exercise 2 or pick another California city, e.g. Davis). This may take more looking around the website than you’d think. You might find something specifically labeled “zoning code” and “subdivision code” or these might be chapters within the “city code”, or they might go by altogether different labels. You’re looking for the code that guides development, both approved land uses and design features (e.g. building heights, setbacks, parking requirements, street widths, etc.).

2. For each possible income-generator listed below, search the code to determine whether or not it is possible (yes, no, or depends). Start with the section of the zoning code on single-family residential (e.g. R-1 or SF-1), but you may have to look elsewhere, too. Make note of your determination, including explanations for any “depends” determinations. Also make note of the section of the code (or other identifier) where you found the answer. Spend no more than two hours on this, even if you don’t answer all of them. Create a summary table, like the one below, as you go.

   - Rent out a bedroom
   - Convert garage to another bedroom
   - Convert attic to another bedroom
   - Add a “granny flat” in your backyard
   - Chop down two large redwood trees and sell them for lumber
   - Raise chickens in the backyard
   - Sell the eggs raised by the chickens
   - Work at home as an Internet blogger
   - Put a sign up in the front yard advertising the blog site
   - Operate a daycare center in your home
   - Build a 40-foot tower at one corner of your house (hey, maybe you could charge a fee to go up in the tower, or rent out the tower room for special occasions...?)

<table>
<thead>
<tr>
<th>Determination</th>
<th>Conditions</th>
<th>Section of Code</th>
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<tbody>
<tr>
<td>Rent out a bedroom</td>
<td></td>
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<tr>
<td>Convert garage</td>
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<tr>
<td>etc.</td>
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3. Summarize your findings in a 1-2 page single-spaced memo addressed to the TA. In your write-up, include your summary table as well as a paragraph on your thoughts about the value of the regulations you encountered. Also include a citation, with the URL, for the code for your city at the end of your memo. We’re looking for evidence that you took the exercise seriously, searched diligently for the appropriate sections of the code, and put some thought into the justifications for the regulations.

To Submit: Upload your memo on SmartSite by noon on Tuesday. No extra credit for extra length. Do not spend more than 2 hours browsing the code.