



**ORDINANCE 2022-\_\_**

**An Ordinance of the Springdale Town Council repealing Chapter 10-13F Cottage Housing Development Overlay Zone.**

**Whereas**, on February 14, 2018 the Springdale Town Council adopted Ordinance 2018-04 which created the Cottage Housing Development Overlay zone, and

**Whereas**, the stated purpose of the Cottage Housing Development Overlay zone is “to further Springdale's housing goals as detailed in the General Plan. Specifically, it is to promote lower cost housing in the private market by encouraging modest house sizes. This type of development will add to the diversity of the Town's housing stock and make available a type of housing that will be more affordable than standard large lot single family alternatives,” and

**Whereas**, since the Cottage Housing Development Zone was adopted the Town has approved only one Cottage Housing project, and

**Whereas**, as demonstrated by the sole approved and constructed Cottage Housing development, changes in the residential real estate market since 2018 have made it difficult or impossible for developments in the Cottage Housing Development Overlay zone to promote the stated goal of providing lower cost housing in the private market. These changes include significant increases in construction costs, unprecedented demand for residential housing, and a statewide and nationwide lack of affordable housing, and

**Whereas**, the increased density and other development incentives allowed by the Cottage Housing Development have not produced the desired outcome of lower cost housing in the private market, but have resulted in significant negative impact on the Town’s village character and atmosphere, and

**Whereas**, in order to preserve the Town’s village character the Town Council finds it necessary to remove the allowances for increased density and other development incentives allowed by the Cottage Housing Development Overlay zone, and

**Whereas**, the required processes and public hearings required by Town Ordinance and State Law to make revisions to the land use ordinance have been completed,

**Therefore Be it Ordained** by the Springdale Town Council that Ordinance 2018-04 is repealed and Chapter 10-13F Cottage Housing Development Overlay Zone is removed from the Town Code in its entirety.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2022. This ordinance becomes effective upon approval by the Town Council and posting of the ordinance.