

An aerial, stylized illustration of a suburban neighborhood. The scene shows a mix of single-family homes with various roof colors (red, grey, blue) and green trees. A parking lot with several cars is visible in the lower-left quadrant. In the background, a long, elevated structure, possibly a bridge or a highway, stretches across the horizon under a clear blue sky.

Zoning Restrictions on Shared Housing, Occupancy, and Rentals in Single-Family Neighborhoods

Overview of Legal Issues

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An aerial, stylized illustration of a suburban neighborhood. The scene shows a mix of single-family homes with various roof colors (red, grey, blue) and styles. There are several streets, some with cars parked along the sides. A prominent feature is a large, circular parking lot in the lower-left quadrant, filled with several cars in various colors (blue, red, yellow, white). The overall style is that of a hand-drawn or painted illustration, with bold outlines and a slightly muted color palette. The background shows a flat landscape under a clear sky.

Traditional Zoning Law Regulating Single-Family Areas

- 1. May exclude accessory apartments!**
- 2. May exclude duplexes and multi-unit housing!**
- 3. May control shared housing and occupancy!**
- 4. May exclude commercial uses in allowed dwellings**

An aerial, stylized illustration of a suburban neighborhood. The scene shows a mix of single-family homes with various roof colors (red, grey, blue) and green trees. In the foreground, there's a parking lot with several cars in shades of blue, red, and yellow. A multi-lane highway with a bridge spans across the top of the image. The overall style is that of a colorful, slightly abstract painting.

Emerging Problematic Legal Issues

1. Restrictions on shared housing and “functional families”
2. Controls on rental of single-family homes
3. Treating condos, apartments, and timesharing differently
4. Controls on home rentals as “commercial uses”

An aerial, stylized illustration of a residential neighborhood. The scene shows a mix of single-story houses with various roof colors (brown, grey, blue) and styles. There are several streets, some with cars parked or driving. A large parking lot with several cars is visible in the lower-left quadrant. The overall style is that of a digital painting or illustration, with visible brushstrokes and a slightly soft focus. The background shows a flat landscape under a clear sky.

Emerging Problematic Legal Issues

5. Controls on accessory units - occupancy, parking, and design restrictions, etc.
6. Miscellaneous issues- interpretation, definitions, grandfather provisions, and nonconforming uses
7. Changing neighborhoods and emerging substantive due process and equal protection issues

An aerial photograph of a suburban neighborhood. In the foreground, there are several houses with red and grey roofs, some with green lawns and trees. A parking lot with several cars is visible. In the background, a large highway interchange with multiple overpasses and ramps stretches across the horizon under a clear blue sky.

Zoning Reform Single-family Districts?

1. Accessory apartments “allowed by right” everywhere
2. No restrictions on identity of occupants
3. No artificial design restrictions
4. No parking restrictions
5. City support for home conversions

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