

Council Bill 25-2026 Fiscal Analysis

Introduced: May 4, 2026

Fiscal Manager: Owen Kahn

Legislative Intent: This zoning regulation amendment defines cottage clusters and optional design projects (ODP), and permits Cottage Cluster Age-Restricted Adult Housing development in certain districts.

ANALYSIS

Fiscal Impact:

This legislation will not have an impact on the County budget because there are no revenues or costs associated with Zoning Regulation Amendments (ZRA). Any potential costs for code enforcement and staff would be absorbed by the Department of Planning and Zoning's (DPZ) existing budget. Code enforcement is complaint driven, so enforcement would only occur if there were complaints against a Cottage Cluster for the requirements of this ZRA.

A Cottage Cluster is defined as at least four detached dwelling units with footprints of less than 900 square feet grouped around a common courtyard. According to the Department of Planning and Zoning, the County does not have a history of cottage clusters in the Zoning Regulations

Budget Implications:

- N/A.

Other Notes:

- N/A.