

# Englewood Arts Overlay District FAQs, Frequently Asked Questions

These Frequently Asked Questions (FAQs) provide basic information about the proposed Englewood Arts Overlay District ordinance.

## ***What is the Englewood Arts Overlay District (EAOD) zoning?***

It “overlays the base City of Independence zoning and provides additional flexibility in zoning and restrictions. If there is a conflict between the base zoning district and the EAOD, the EAOD takes precedence with the exception of the Arts District zoning” already in place [\(14-912-02\)](#)

## ***What is the intent of this overlay zoning?***

The EAOD is intended to sustain great neighborhoods that are safe, walkable and include a mixture of densities and designs encouraging interaction and pride. [\(14-912-01\)](#)

The intended result of the overlay is to help establish a mixed-use area with art-related businesses as well as other low-intensity neighborhood-supporting businesses, live/work units and traditional residencies integrated in a manner that maintains the residential character of the area. [\(14-912-01\)](#)

## ***How do I know what businesses are allowed?***

Refer to Table 912-A to see what is P: Permitted, S: Special Use Permit Required, C: Conditional Uses, and – : Not Allowed.

## ***What is an Auxiliary Dwelling Unit?***

An Accessory Dwelling Unit (ADU) is located on the same lot as a single-family residence and provides “complete independent living facilities for one or more persons.” The square footage can be between 300 and 900 square feet. [\(14-912-04-A&B\)](#)

The ADU should be similar in appearance, exterior finishes, roof pitch, roof shape, trim, eaves, and window dimensions as the other structure on the property. Design approval is done administratively by the City of Independence Community Development Department [\(14-912-94-F\)](#)

The ADU must have one off-street parking space and can not be sold separately from the principal residence and can not be rented for periods less than 30 days. The property owner needs to reside in either the primary residence or the ADU, except for temporary absences not to exceed six months in a calendar year. The ADU can be used as a city-licensed home business. [\(14-912-04 H, I, J, L & M\)](#)

## ***Are there restrictions in place to preserve a residential feel to my neighborhood?***

The design standards are intended to “promote quality housing and neighborhood design” [\(14-912-03\)](#) and “to maintain the residential character of the area” [\(914-912-01\)](#)

### ***What is a Pocket Neighborhood Cluster?***

A Pocket Neighborhood Cluster “consists of a grouping of 3-12 smaller square footage residences, often around a courtyard or common open outdoor space. Commonly designed as a group of smaller households to maximize space and encourage time spent in a community space.” [\(14-912-05-A\)](#)

Pocket Neighborhood Cluster designs must be approved by the city’s Community Development Department. [\(14-912-05-F\)](#)

### ***What regulations apply to a Home Eatery?***

All Home eateries with six (6) seats or less are permitted as-of-right, subject to compliance with the Use Standards referenced in the right column of Table 912-A, and all other applicable standards of this development ordinance.” [\(14-912-02-C\)](#)

Home eateries with seven (7) to a “maximum of twenty-four (24) seats”[\(14-912-06-B\)](#) “may be allowed if reviewed and approved in accordance with the special use procedure of Article 14-704.”[\(14-912-02-D\)](#) and “must provide additional parking in accordance with Section 14-501.”[\(14-912-02-A\)](#)

### ***Briefly, what are the benefits of living in the Englewood Arts Overlay District?***

The opportunity to be able to build and dwell in smaller homes and/or community-oriented pocket neighborhood clusters, and dissuades large high-rise type of developments from occurring. [\(14-912-03-A\)](#), [\(14-912-05\)](#), [\(Table 912-B\)](#), [Table 912-C\)](#)

Will be able to add an additional live or work unit on your property. [\(14-912-04\)](#)

Can have a licensed art-related or low-intensity business on your property. [\(14-912-02-F\)](#), [\(Table 912-A\)](#)

### ***How do I access the Englewood Arts Overlay District document to read?***

Visit the website [englewoodarts.art/overlay](http://englewoodarts.art/overlay)

### ***How do I share my feedback or where do I send my questions?***

Email your feedback, input, and questions to [overlay@englewoodarts.art](mailto:overlay@englewoodarts.art)

We will try our best to reply within a couple of business days.