

## **Cooking Facilities/Kitchen Definition CODE AMENDMENT**

**DATE:** June 17, 2020

**CODE AMENDMENT SECTIONS:** Chapter 1, Article III, Section 1-50 – Definitions.

**STAFF REVIEW AND ANALYSIS:**

Background

With the remodeling of a home in Round Rock West, staff was asked by a member of the Planning and Zoning Commission about the City's regulations regarding a second dwelling unit in single family zoning districts. While second dwelling units, also known as accessory dwelling units, are prohibited, there must be a direct conflict with the code in order to effectively enforce this. This draft code revision, providing a definition for a cooking facility/kitchen, resulted from two discussions held by the Planning and Zoning Commission, held on April 15<sup>th</sup> and May 6<sup>th</sup>.

Proposed Revision

The Code's existing definition of a dwelling unit states that a dwelling unit with more than one set of 'cooking facilities' is a multi-unit structure, but the term 'cooking facilities' is not defined. In practice, having a natural gas or electric power source for a stove/range has been used as a practical method of determining if 'cooking facilities' are being proposed.

The proposed new definition for cooking facilities/kitchen includes an energy or power source for appliances, but also describes a kitchen as containing a stove, refrigerator, oven, microwave, freezer, dishwasher, or other kitchen appliance. The existing dwelling unit definition is also proposed for revision to include the term 'cooking facilities/kitchen' and to state that more than one set of utility meters also defines a multi-unit structure.

**RECOMMENDED MOTION:** The amendments to Section 1-50 – Definitions are an initiative of the Planning and Zoning Commission.

Sec. 1-50. - Definitions.

The purpose of this section is to define words, terms and phrases contained within this code, unless otherwise specifically defined elsewhere herein. Definitions for words not defined below may be defined elsewhere in the City of Round Rock Code of Ordinances or found in Webster's Dictionary of the English language, unabridged, subject to interpretation by the PDS director.

Term	Definition
Cooking facility/kitchen	A room or portion thereof designated and/or customarily used as a place for the preparation and sanitation of food and containing a stove, refrigerator, oven, microwave, freezer, dishwasher or any other customarily used appliance or fixture for the preparation and sanitation of food, as well as any wiring or piping containing energy or power source for such facilities.
Dwelling unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. A building containing more than one <del>set of cooking facilities</del> cooking facility/kitchen or set of utility meters is considered to be a multi-dwelling unit structure. The term "dwelling unit" does not include hotels, motels, lodging houses, sheds or similar accessory structures, campers or camp trailers, any recreational vehicle, or vehicle or portable structure having no permanent foundation other than wheels, jacks, or skirtings.