



A DU

REGULATIONS

Planning Commission Public Hearing
October 3, 2018

Scope of Work

13.06.100.C Land use requirements (for R Districts)

Updated use table for accessory dwelling to remove restriction on single family zones and remove mention of Pilot Program

13.06.100.F Accessory Building Standards

Change in total accessory building square footage based on lot size, removal of ADU size

13.06.150 Accessory Dwelling Units

Changes to Intent, Requirements, Development Standards, and Design Standards

13.05.115 Residential Infill Pilot Program

Remove DADUs from Pilot Program Code



Scope of Work

Accessory Building Standards

1. Size of Accessory Structures
2. Size of Accessory Dwelling Units
3. Accessory Building Location

Accessory Dwelling Units

1. Procedures
 - Restricted Districts
2. Requirements
 - Occupancy
 - Ownership
 - Legalization
 - Parking



Scope of Work

Accessory Dwelling Units

3. Development Standards

- Lot Size
- Building Size
- Height
- Setbacks
- Open Space
- Walkways

4. Design Standards



Definitions

Accessory Dwelling Units

A second smaller dwelling right on the same grounds or attached to a typical single-family house

Detached Accessory Dwelling Units

A second smaller dwelling right on the same grounds that is detached from a single-family house





ADU

REGULATIONS

Accessory Building Standards

Size of Accessory Structures

Proposed Code:

- 10,000 SF lots and up, proportional increase in all accessory structure footprints
- Additional 500 SF for DADU

Size of ADUs

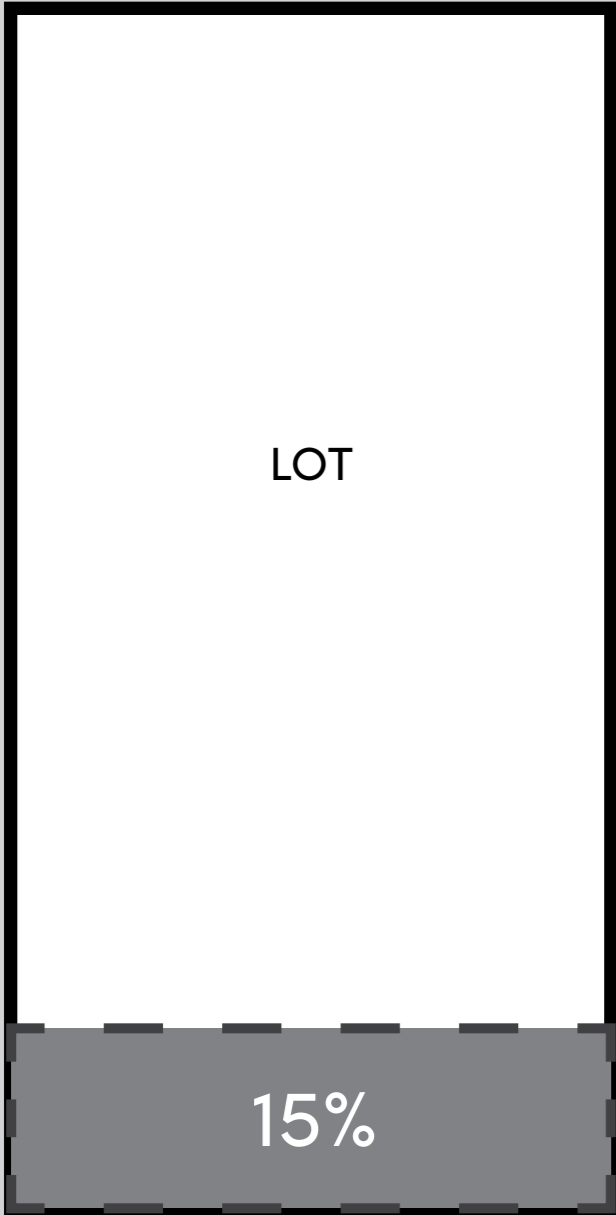
Proposed Code:

- Refer to 13.06.150

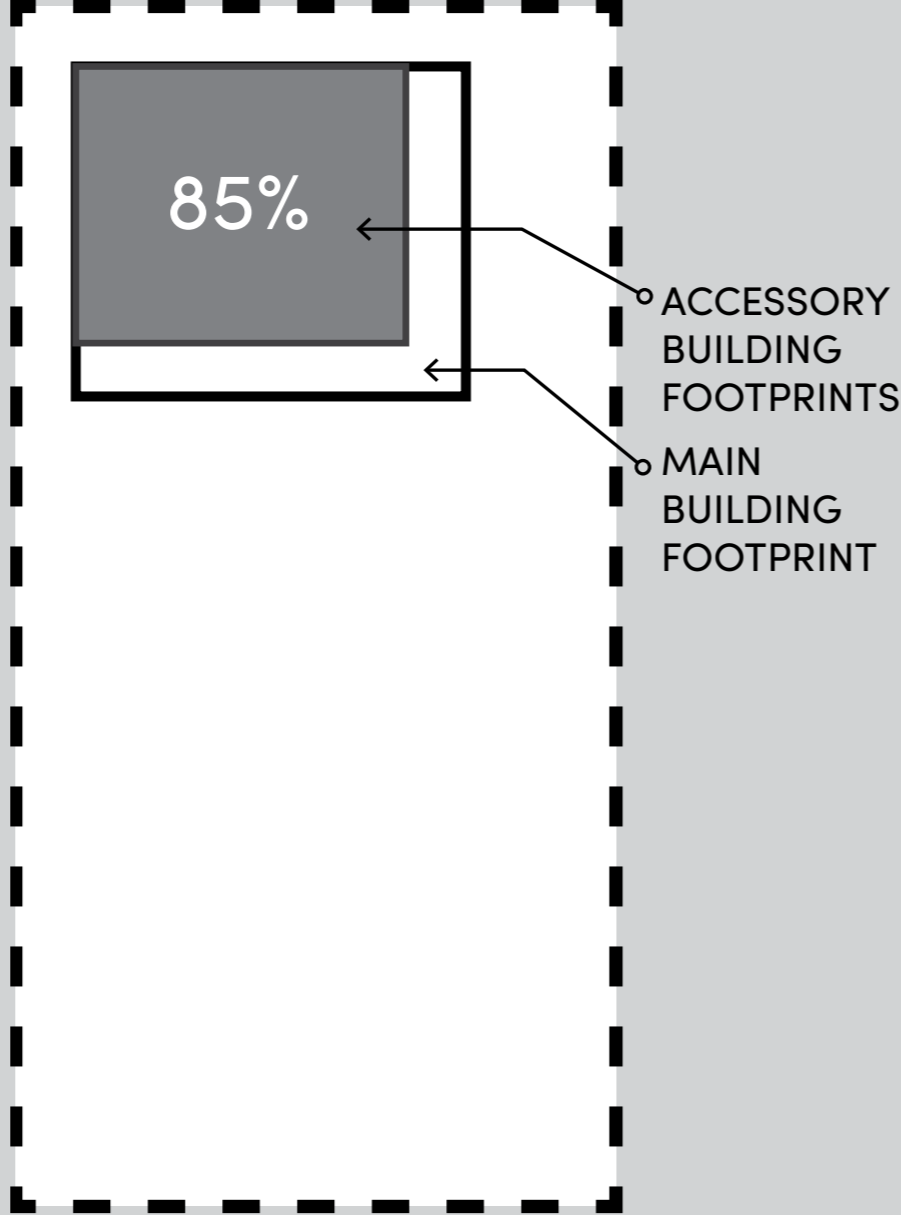


Building and Lot Size Relationship

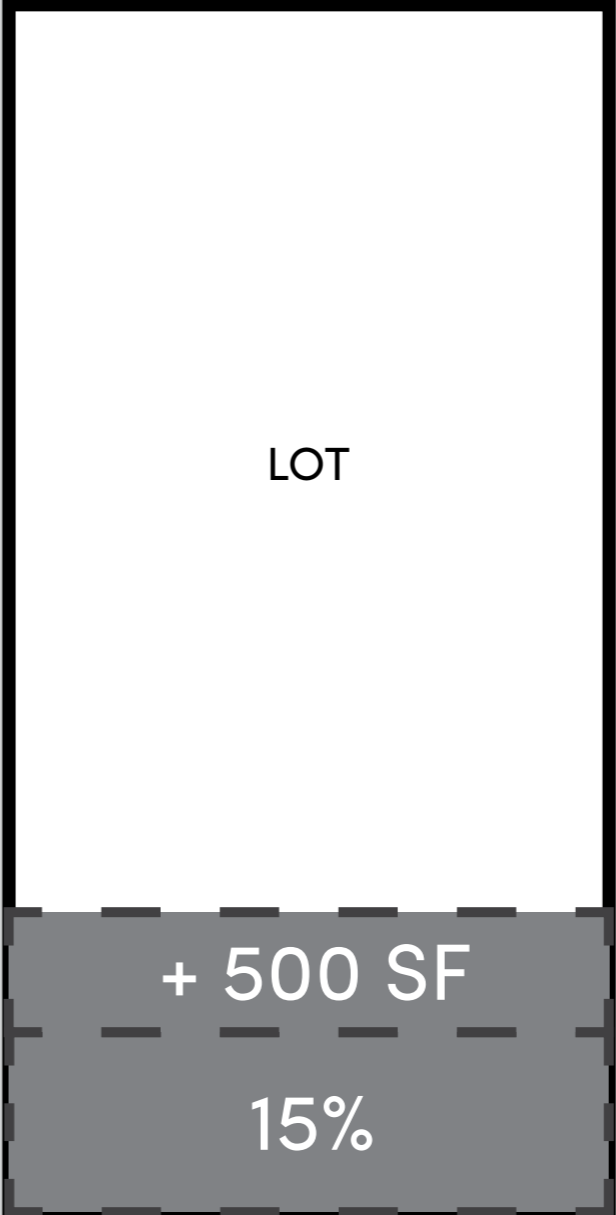
Accessory Buildings
(For lots under 10,000 square feet)



All Accessory Buildings
Relative to Lot Size
NOT TO EXCEED 1000 SF



All Accessory Buildings
Relative to Main Building
Footprint



All Accessory Buildings inclusive of DADU
Relative to Lot Size
NOT TO EXCEED 1500 SF
(not applicable to lots over 10000 SF)



Accessory Building Location

Proposed Code:

- Accessory buildings to be in functional rear yard, except where patterns dictate*

*ADUs must be in rear yard





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Accessory Dwelling Units

Restricted Districts

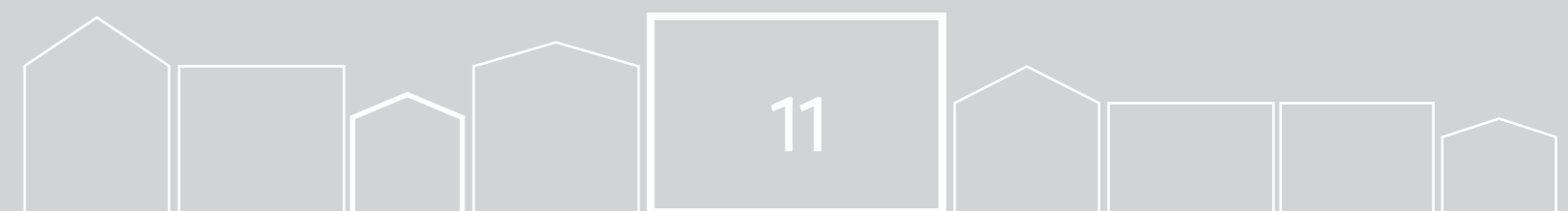
Proposed Code:

- Removes Pilot Program and associated restricted allowance of DADUs in R-1, R-2, R2-SRD, and HMR-SRD Zoning Designations

Occupancy

Proposed Code:

- Defined by Minimum Building and Structures Code in Title 2



Ownership

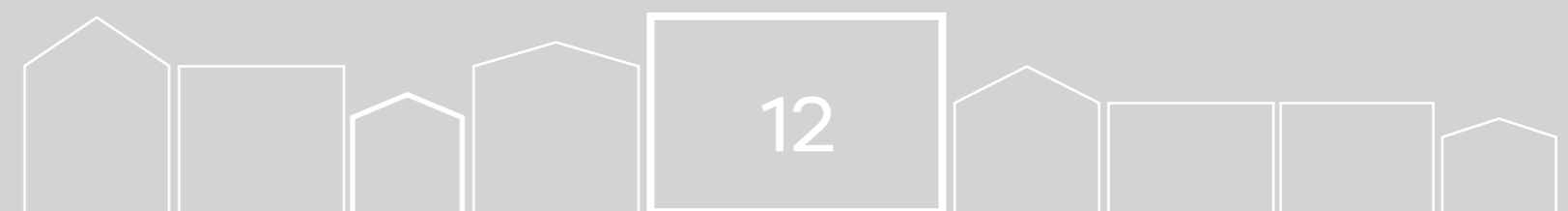
Proposed Code:

- Removes provisions concerning rent

Legalization of Nonconforming

Proposed Code:

- Updates time period, to end December 2020
- Requires compliance with Min. Housing Code, Subsections C and D.4



Parking

Proposed Code:

- Unchanged: no parking required for ADU

Lot Size

Proposed Code:

- Non-standard lot sizes or widths eligible for DADU through CUP application



Building Size

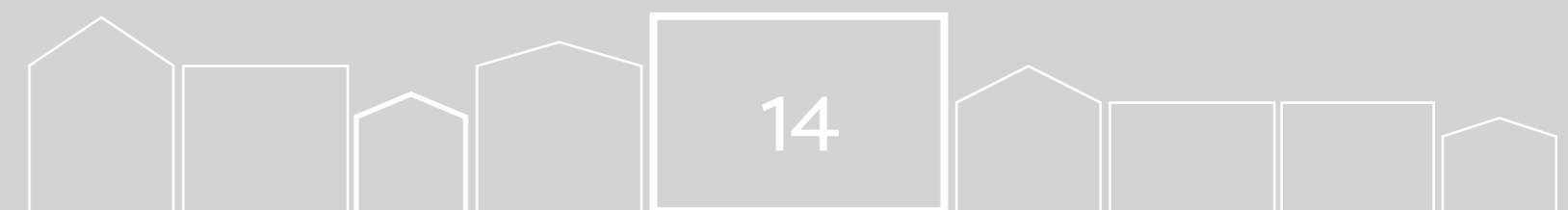
Proposed Code:

- Not to exceed:

1200 SF – Minimum standard lot

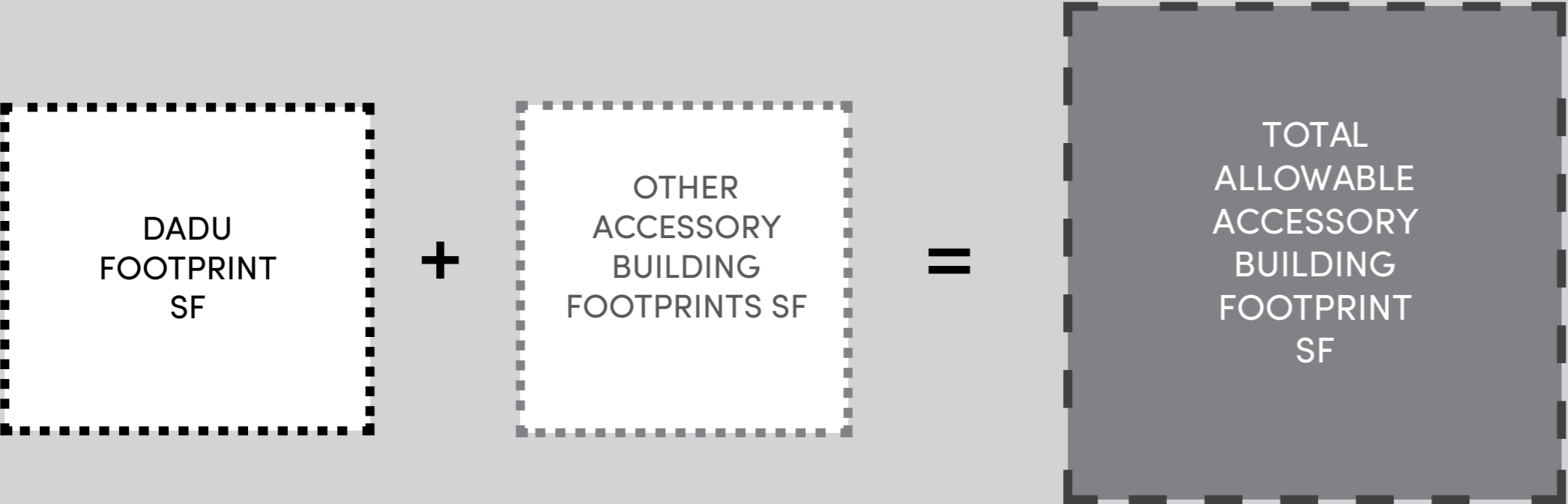
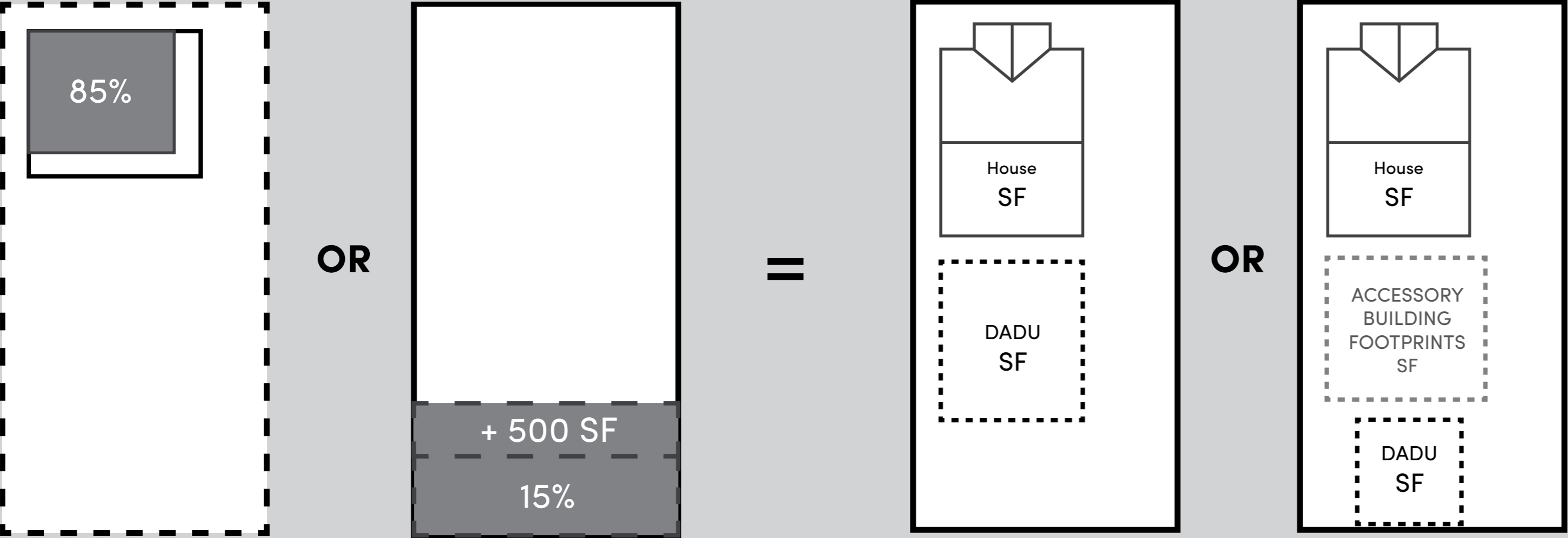
800 SF – Less than minimum standard lot

1500 SF – Lot larger than 10,000 SF



Building and Lot Size Relationship

Size of Accessory Dwelling Unit



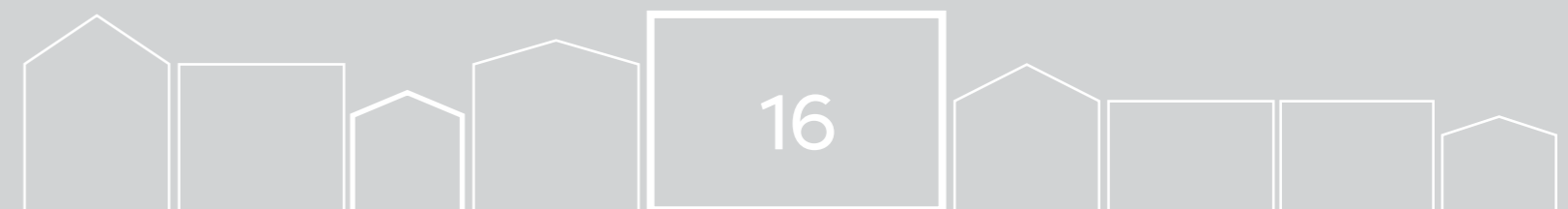
NOT TO EXCEED
1200 SF - MINIMUM STANDARD LOT
800 SF - LESS THAN MINIMUM STANDARD LOT
1500 SF - LARGER THAN 10,000 SQUARE FEET



Height

Proposed Code:

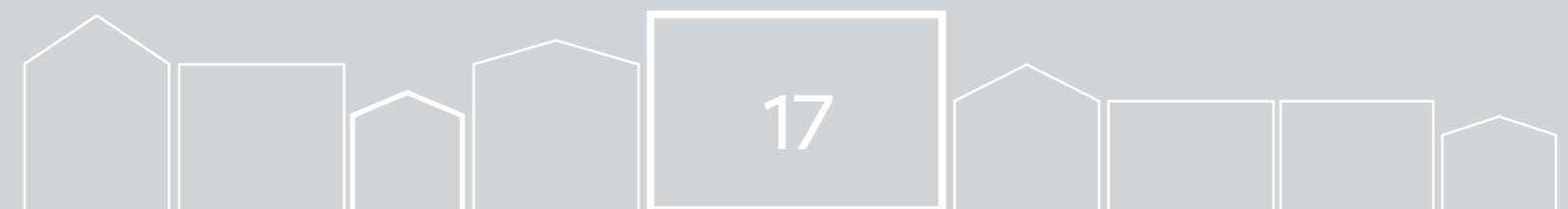
- Typical height at 18 feet based on Building Code methodology
- 15 feet in View Sensitive District



Setbacks

Proposed Code:

- Standards same as primary structure
- Conversions not meeting setbacks comply with existing codes



Open Space

Proposed Code:

- Must meet Minimum Usable Yard Space requirements

Walkways

Proposed Code:

- No specific width requirement



Design Standards

Proposed Code:

- Refer to Landmarks and Historic Special Review Districts for proposals in historic districts
- Performance based standard focused on quality



ADU Code Amendment Schedule

October 5th Close of public comment period (5 p.m.)
October 17th Recommendation to City Council

City Council Process

November 6th – City Council Study Session
November 20th – City Council Public Hearing
End of November - December – City Council 1st and 2nd Reading of Ordinance

