ADU REGULATIONS

Planning Commission Recommendation to City Council
October 17, 2018
Agenda

1. Public Comment Responses
2. Code Clarification & Potential Code Changes
3. Legislative Schedule
Public Comment Responses

Topics
AADU DADU Design Standards
Density
Design Standards
Floor Area Ratio
Height Limits
Incentives
Tiny Homes

Owner-Occupancy Req.
Parking
Community Engagement
Relationship to Affordability
Size
Site Design and Location
Variances
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 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

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

- All Accessory Buildings Relative to Lot Size
  NOT TO EXCEED 1000 SF
  15%

- All Accessory Buildings Relative to Main Building Footprint
  ACCESSORY BUILDING FOOTPRINTS MAIN BUILDING FOOTPRINT
  85%

- All Accessory Buildings inclusive of DADU Relative to Lot Size
  NOT TO EXCEED 1500 SF
  (not applicable to lots over 10000 SF)
  + 500 SF
  15%
Building and Lot Size Relationship

Size of Accessory Dwelling Unit

85% OR + 500 SF 15% =

House SF

DADU SF

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

DADU FOOTPRINT SF + OTHER ACCESSORY BUILDING FOOTPRINTS SF = TOTAL ALLOWABLE ACCESSORY BUILDING FOOTPRINT SF
Building and Lot Size Relationship

Limiting Factors:
- Lot Size
- Building Size
- Overall not to Exceed

Why:
- Guarantees subserviance
- Multiple factors cover various scenarios
- Allows workable ADU if other accessory structures
Accessory Building Location

Proposed Code:

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

- ADUs must be in rear yard, except if applying for variance
Height

Proposed Code:
• Typical height at 18 feet based on Building Code methodology
• 15 feet in View Sensitive District

OPTION:
For detached ADUs providing parking on the main level of a structure, the height of the detached ADU may be 20 feet, measured per the Building Code
Design Standards

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

OPTION:
- Match Attached and Detached design standards
- Attached Add cannot increase nonconformity
- Attached ADU entrance cannot face front
ADU Code Amendment Schedule

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