

A photograph of a man with a cane walking on a wooden deck in front of a house. The house has a large white door with a multi-paned window and a gabled roof. The man is wearing a blue shirt, light-colored pants, and a red hat. The scene is outdoors with trees and a clear sky.

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REGULATIONS

Planning Commission
September 5, 2018

Agenda

1. Scope Review
2. Code Review
3. Schedule

Action Requested: Release for Public Review and Set Public Hearing Date



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



Scope of Work

Accessory Dwelling Units

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



Scope of Work

Accessory Dwelling Units

3. Development Standards

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

4. Design Standards





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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



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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REGULATIONS

Accessory Dwelling Units

Restricted Districts

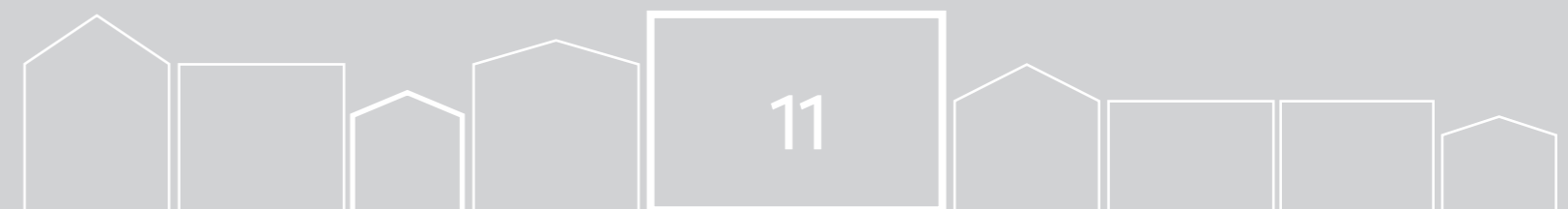
Proposed Code:

- 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



Lot Size

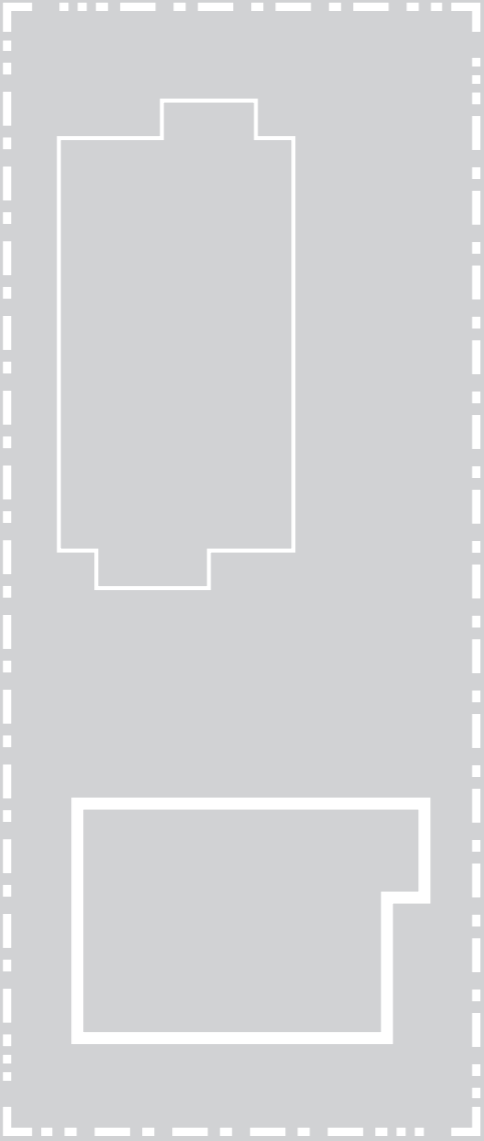
Proposed Code:

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

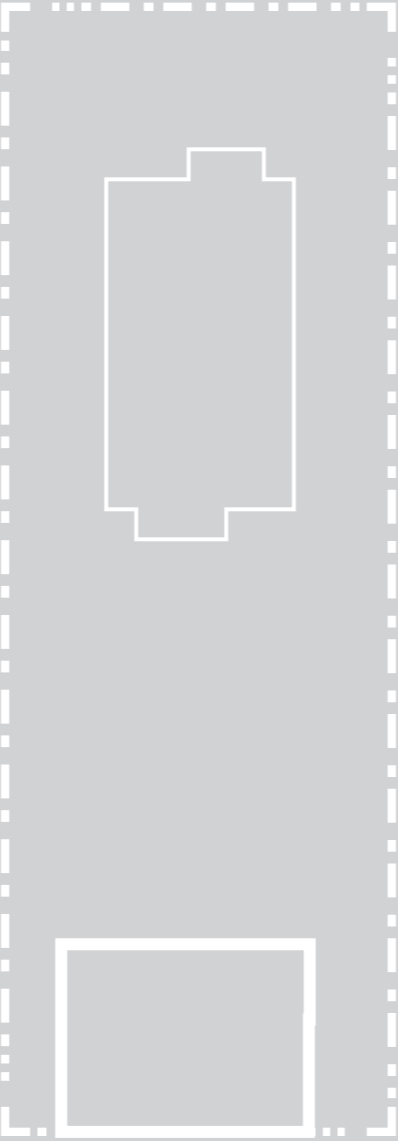


Lot Size

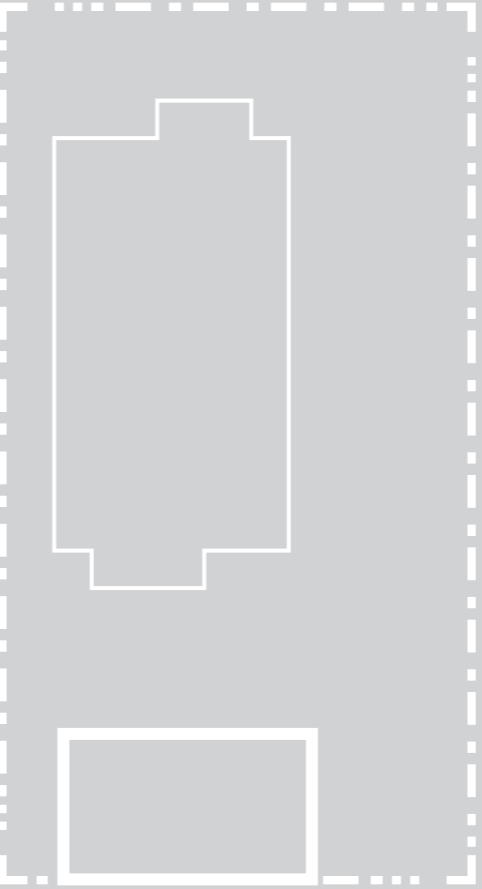
Standard Lot
6,000 SF



Non-standard Width Lot



Non-standard Lot Size



Building Size

Proposed Code:

- 2/3 or 67% of total habitable SF of main house
- Max 1,000 SF

Options:

- Smaller lots: 15% of lot SF and max 800 SF
- Larger lots: NTE 75% of main building and max 1,500 SF

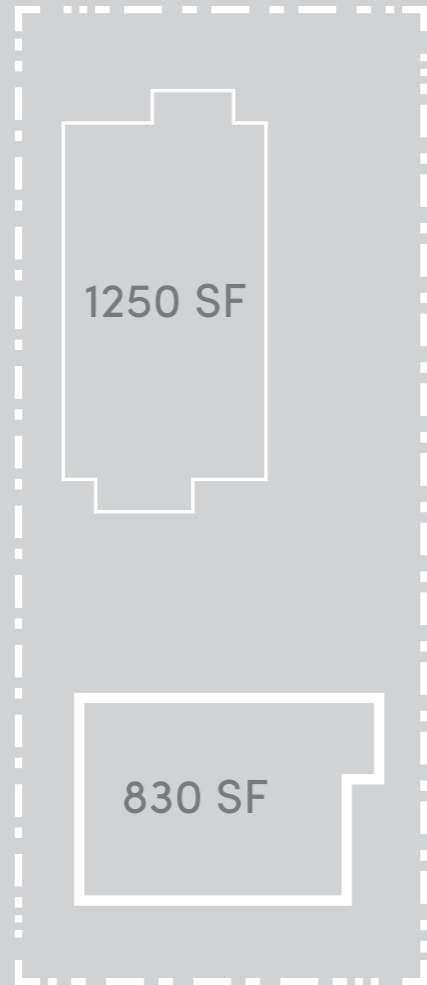


Building and Lot Size Relationship

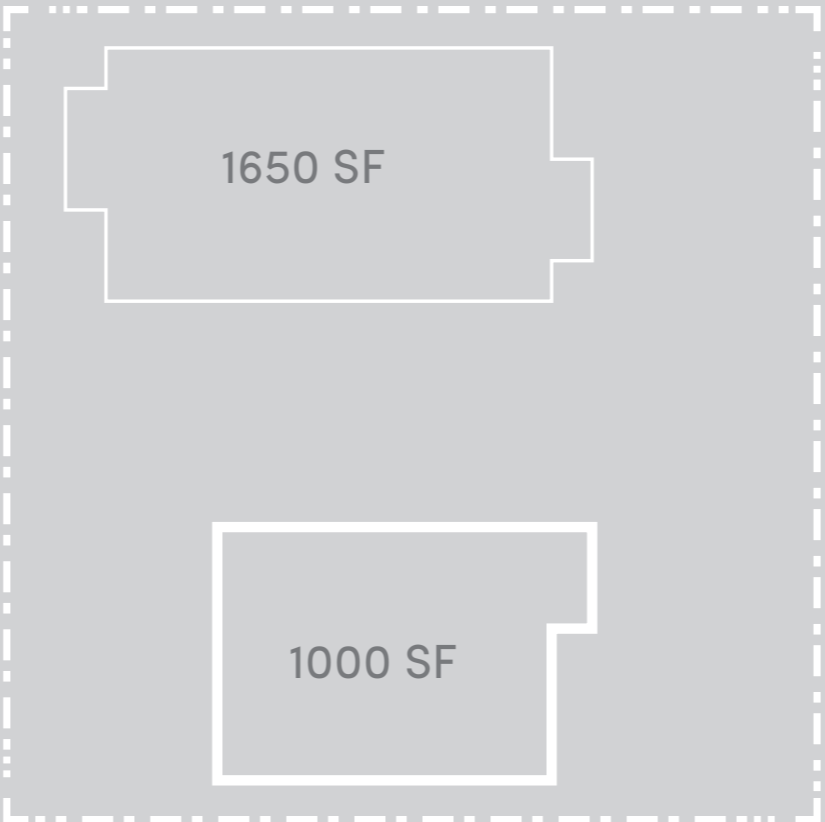
Standard Lot Rules

- 1. 67% of Main House Hab. SF
- 2. 85% of Footprint
- 3. NTE 1,000 SF

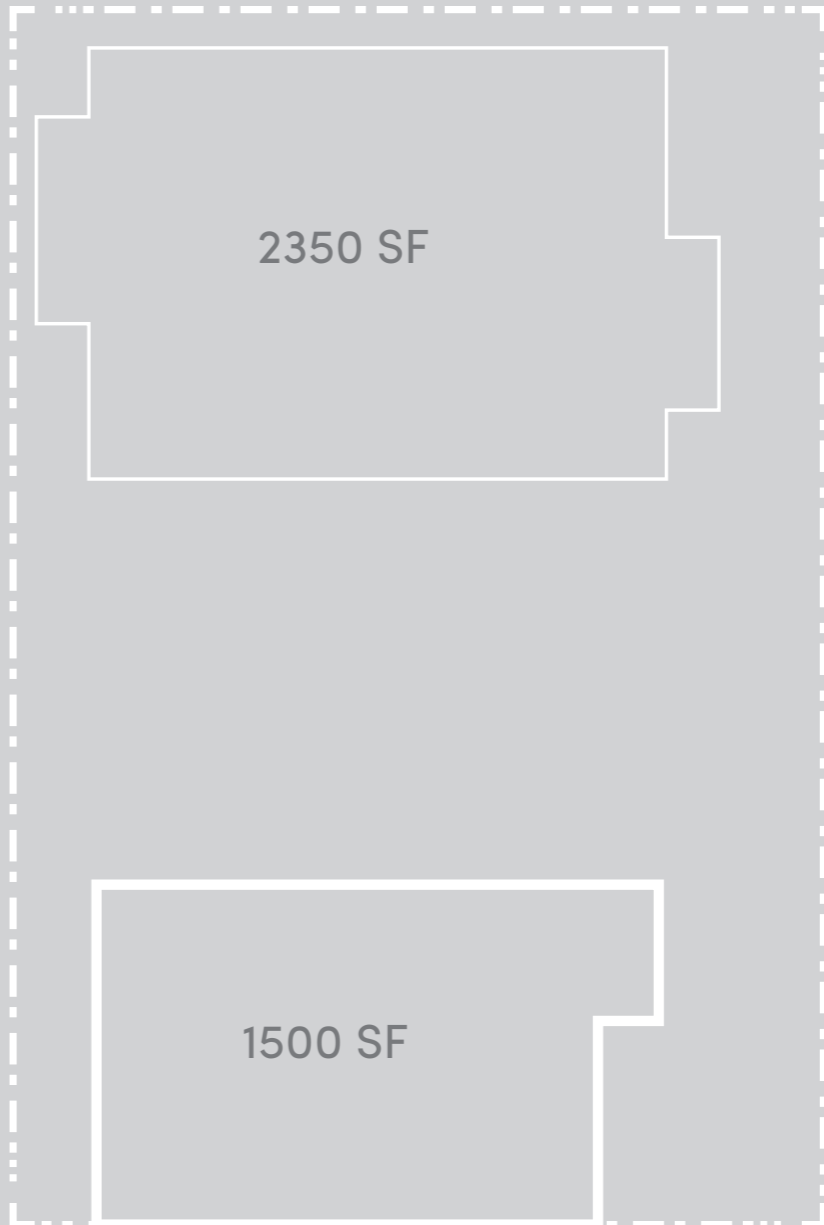
Standard Lot
6,000 SF



Large Lot
10,000 SF Lot



15,000 SF Lot



Large Lot Rules

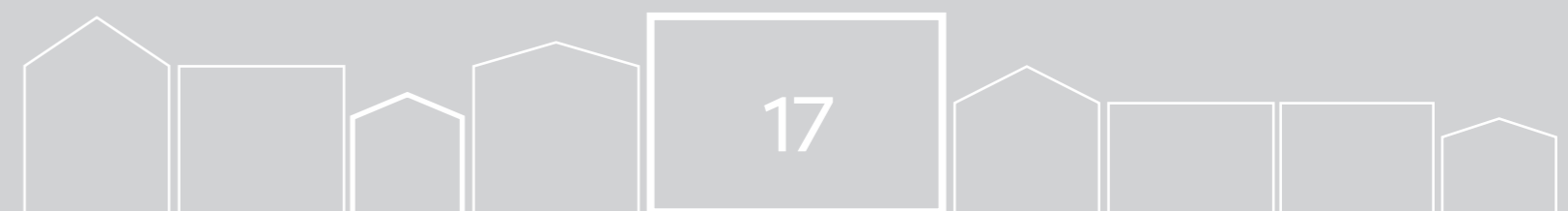
- 1. 10% of Lot Size
- 2. + 500 SF for DADU
- 3. 75% of Main House Hab. SF
- 4. NTE 1,500 SF



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

Option:

- Conversions not meeting setbacks comply with existing codes



Open Space

Proposed Code:

- Must meet Minimum Usable Yard Space requirements

Walkways

Proposed Code:

- Reduced to three (3) feet



Design Standards

Proposed Code:

- Refer to Landmarks and Historic Special Review Districts for proposals in historic districts

Option:

- Performance based standard focused on quality



ADU Code Amendment Schedule

October 3rd
October 17th

Planning Commission Public Hearing
Recommendation to City Council

Nov. - Dec.

City Council Process

