ADU 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
Accessory Dwelling Units

3. Development Standards
   • Lot Size
   • Building Size
   • Height
   • Setbacks
   • Open Space
   • Walkways

4. Design Standards
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
Accessory Building Location

Proposed Code:

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

*ADUs must be in rear yard
ADU 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
- 6,000 SF
  
1. 67% of Main House Hab. SF
2. 85% of Footprint
3. NTE 1,000 SF

Large Lot
- 10,000 SF Lot
  
1. 10% of Lot Size
2. +500 SF for DADU
3. 75% of Main House Hab. SF
4. NTE 1,500 SF

- 15,000 SF Lot
  
- 2350 SF
- 1500 SF

Large Lot Rules
- 2350 SF
- 1500 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
Planning Commission Public Hearing

October 17th
Recommendation to City Council

Nov. - Dec.
City Council Process