

Draft

UNIFIED LAND USE CODE

Accessory Dwelling Units

Bret Keast, AICP
Jennifer Henninger, AICP



KENDIG KEAST
COLLABORATIVE

ADUs – Narrowing the Focus

What standards exist today in the Residential Districts?

- Minimum lot area, width and setbacks
- Minimum unobstructed open space of 50% (area restricted for storage and parking)
- No limitations on lot or building coverage except for open space %(percent of lot that may be covered by principal and accessory structures)
- Parking must be on the driveway; no limitation on the number of cars
- Neighborhood permit parking zones may be approved

Therefore:

- Homes may be expanded to any size within the building envelope defined by the minimum building setbacks and maximum height
- An accessory structure (undefined) may be built:
 - Within 2.5' of a rear lot line or 10' of an alley and within 5'/12.5' of a side/corner lot line
 - Of any size in the RS and RL districts (now ACR)
 - To a maximum of 1,000 square feet in other residential districts
 - To a maximum height of 30'

No explicit regulations concerning ADUs

Accessory Housing

Action H&N 11: Evaluate best practices for regulating accessory dwelling units and short-term rentals, and parameters to prevent adverse neighborhood effects.

What We Know

- Accessory dwelling units exist now in the City
- ADUs provide a means of housing for aging parents, local college students, and local service employees
- ADUs contribute to sustainability
- With good design and proper criteria, ADUs may offer an alternative form of housing

ULUC Response (per current draft)

- 3 ADU types
- Standards apply to all types
- MLR / SLR - ADUs permitted with alley access only
- Possible criteria:
 - District
 - Lot area
 - Building coverage
 - Ample off-street parking
- Accessory vs. conditional approval

Specific Use	Downtown (DT)				Corridor Mixed Use (CMU)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)
	DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP	
Accessory Dwelling Unit	--				--		--					--		--
- Attached ADU	A	--	--	--	AS	AS	AS	CS	AS ¹	AS ¹	--	--	--	
- Detached ADU	--	--	--	--	--	--	AS	CS	CS ¹	CS ¹	--	--	--	
- Internal ADU	--	--	--	--	--	--	AS	AS	AS ¹	AS ¹	--	--	--	

ADUs – Starting Point

What’s in the current draft of the ULUC?

ADU Type	NC	CM	ACR	LLR	MLR	SLR	MFR
Attached	AS	AS	AS	AS	AS*	AS*	--
Detached	--	--	AS	CS	CS*	CS*	--
Internal	--	--	AS	AS	AS*	AS*	--

Impacts

- Internal ADUs are nearly undetectable; difficult to regulate
- Attached and detached ADUs:
 - Reduce yard areas and setbacks
 - Increase building mass
 - Add impervious cover
- Parking is observable
- Zoning does not regulate occupancy

Methodology:

- ADUs may be accommodated on larger lots with less impact (min. 20,000 sf.)
- Given parking impact, ADUs permitted on smaller lots with alley access
 - How small is too small?
 - MLR = 8,000 sf. vs. SLR = 6,250 sf.
- MLR district is expansive (current R-2)
- Detached ADU is a secondary, freestanding building (permitted today \leq 1,000 sf.)
 - CUP enables a public hearing and discretionary review
 - Alternative is to clearly articulate standards and allow administrative approval

ADUs – What we are hearing

Location

- Attached and Internal ADUs should be allowed in more locations
- Detached ADUs should have different location requirements

Standards:

- Don't have there be a conditional process, just accessory
- STRs should not be allowed in ADUs
- STRs should be allowed in ADUs

Reasons for ADUs:

- Allow income production on lot
- Home for family members
- Senior living option for multi-generational families

ADUs – Discussion

Discussion