

Ordinance 8571 Summary

ACCESSORY DWELLING UNIT REGULATIONS

Background

The City Council identified updating the accessory dwelling unit (ADU) regulations as one of their top work program priorities for 2022-2023. The objective of the project is to increase the allowance of ADUs in the community. The scope of the project includes:

- Eliminating the saturation limit in the RL-1 and RL-2 zoning districts
- Considering changes to the ADU size limits
- Clarifying and simplifying the code
- Improving the approval process

Saturation Limit

Remove the current restriction that limits ADUs in the RL-1 and RL-2 zoning districts to only 20% of properties within a 300 foot radius.

Clarification & Simplification

Staff completed an evaluation of the most recent update to the ADU regulations and identified several opportunities for clarification and simplification of the ADU regulations, including:

- Facilitate a one-step review of ADUs at time of building permit by changing ADUs from a conditional use to an allowed use subject to specific use standards
- Expedite review by removing required notice to adjacent properties
- Provide flexibility of height requirement for existing structures to be adaptively reused as an ADU
- Clarify need for lockable separation of attached ADUs
- Remove underutilized limited accessory unit type
- Clarify requirements for owner occupancy regarding limited liability companies and temporary rental license exemptions

Size Limits

Increase the allowable size of ADUs and remove the unique floor area definition for ADUs. The new size limits would be:

- Detached: 800 square feet.
- Attached: 1/2 of the principal structure or 1,000 square feet, whichever is less.
- Affordable or Historic Detached: 1,000 square feet.
- Affordable or Historic Attached: 2/3 of the principal structure or 1,200 square feet, whichever is less.

Process Improvements

Aside from revised ordinance changes, additional improvements to the process will be implemented. These procedural changes will facilitate the one-step review made possible through the code changes, as well as the timing of address changes, and creating helpful self-service handouts and videos for the city website.

