



COMMUNITY DEVELOPMENT DEPARTMENT

ACCESSORY DWELLING UNIT ORDINANCE

Design-Related Ordinance Provisions

Meeting Purpose

- Review background and recent history
- Summarize state ADU requirements
- Review allowed local standards and proposed ordinance provisions
- Seek input on Project-Specific Administrative Staff Review Standards

Background

- 2016 State Legislation enacted Jan 1, 2017
- City's regulations null and void
- Requires ministerial approval

Recent History

- Housing Element policy support
- Units permitted under former Secondary Dwelling Unit provisions
- Applications received to date for ADUs

Summary of State ADU Requirements

- Processed within 120 days
- No discretionary review or hearing
- Lot is zoned for residential use and contains an existing single-family dwelling
- Unit size limits
- Passageways (exterior walkways) not required

Summary of State ADU Requirements

- Setbacks not required for ADU conversions
- Parking not required under specified conditions
- Cannot be sold separately
- City may require the property to be: 1) owner-occupied; and 2) rented for >30 days
- ADU may include an “efficiency unit” and a manufactured home

Regulations Allowed In a Local Ordinance

- Prohibit in areas of health and safety risks
- Minimum lot size
- Maximum unit size
- Location and Setbacks - with some exceptions
- Height
- Parking location
- Protection for historic resources

Proposed Ordinance Provisions

- Health and Safety Exclusion Areas
- Lot and Unit Size
- Location and Setbacks
- Height
- Parking Location
- Protection for Historic Resources

SFDB Administrative Review Standards

- Materials
- ADU Entry
- Garage Conversions
- Subordinate to Primary Dwelling
- Natural Topography
- Privacy

Next Steps

- Summer – Fall 2017
 - Revise draft ordinance based on SFDB, HLC, and public input
 - Planning Commission Hearing
 - Ordinance Committee Hearing
 - City Council Hearing
 - Implementation