



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2024

Re: Accessory Dwelling Unit (ADU) standards – UDC Amendment Request (Report)

Executive Summary

The Community Development Department has received a request to amend the UDC regulations relating to accessory dwelling units (ADU). This request has been submitted in efforts to reduce regulatory impediments to the creation of this housing type within the community. Per sec. 29-6.4(m)(1)(i)(A) of the UDC, any member of the public may request that the text of the UDC be considered for modification. Prior to engaging in detailed study of the requested changes, it is standing practice that Council authorize staff and the Planning and Zoning Commission to proceed forward with such an activity. If desired and authorized, the staff and Commission will engage to evaluate the requested revisions, prepared proposed new standards, and hold a required public hearing. Following the public hearing the Commission's recommended action(s) would be forwarded to City Council for final consideration.

Discussion

Attached you will find correspondence from Adrienne Stolwyk, a registered architect and resident of the City of Columbia, requesting that amendments to UDC provisions relating to accessory dwelling units (ADUs) be considered for modification. The changes sought are intended to reduce impediments associated with the construction of ADUs within the city.

The current ADU provisions were adopted in 2015 and have yielded a very limited number new ADUs being constructed. In efforts to increase production, the city adopted a fee-waiver program in November of 2018; however, the program has had limited impact on enhancing the number of ADUs being built. In January 2019, amendments were made to the parking requirements applicable to ADUs in an effort to encourage greater construction; however, those changes too have had little impact.

The requested revisions have been discussed with staff and several Council members and would impact, generally, the existing use-specific standards that govern the construction of ADUs. The proposed amendments are believed limited in their impact upon the built environment and may increase permit activity to construct this type of housing. Given the limited impact that the current fee-waiver program and prior amendments have had on the production of ADUs the requested change by Mrs. Stolwyk, who specializes in ADU construction, may spur development.

Prior to staff and the Planning Commission engaging in review of the UDC revisions outlined in the attached correspondence, authorization is necessary. If provided, staff and the Commission will review the revisions, prepare applicable amendments, and hold a public



hearing. Following the public hearing the Commission's recommendation on the revisions would be submitted to Council for final consideration.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|------|--------|
| N/A | N/A |

Suggested Council Action

Council may request that staff prepare an ordinance amending Ch. 29 (Unified Development Code) "use-specific standards" for accessory dwelling units.