

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 20, 2018**

SUMMARY

A request by the City of Columbia to amend Chapter 29, Article 3, Section 29-3.3(gg) of the City Code (Zoning Regulations) as it pertains to off-street parking requirements and driveway surface standards for Accessory Dwelling Units (ADUs).

DISCUSSION

The City Council has directed staff to prepare amendments to city ordinances to create a greater incentive for persons to build accessory dwelling units in locations where they are permitted by the Unified Development Code. In November the Council approved a fee waiver program that may induce construction of additional ADUs. Council received comments that there may also be regulatory barriers to ADU construction in the zoning rules. The proposed amendment addresses two such potential regulatory barriers to the construction of ADUs, namely, the off-street parking required and the extent of paving required to provide driveway access to an ADU.

Parking for Accessory Dwelling Units

The current requirement for parking associated with an accessory dwelling unit is stated in Section 29-3.3 (gg) (Use-specific standards; accessory dwelling units) which provides in pertinent part:

(7) In addition to the parking required for the principal dwelling, a minimum of one additional off-street parking space shall be provided on the subject lot for accessory dwellings having not more than two (2) bedrooms, and two (2) additional parking spaces shall be provided for accessory dwellings having three (3) or more bedrooms; and ...

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The proposed off-street parking requirement would reduce the additional off-street parking required for an accessory dwelling by one space. If the principal single-family dwelling has adequate off-street parking, the ADU would not have to furnish an additional off-street parking space for a one or a two-bedroom ADU. A three-bedroom ADU would furnish one additional parking space. As part of this amendment, staff is recommending that the phrase “three (3) or more bedrooms” be revised to “three (3) bedrooms.” Because ADUs are limited by the ordinance to 800 square feet (and must be smaller than the principal dwelling), we do not expect four-bedroom ADUs.

Conventional single-family dwellings must provide two off-street parking spaces, regardless of the number of bedrooms in the structure. Driveways and/or garage bays or carports are suitable parking spaces for single-family dwellings. The proposed amendment would not require any additional parking spaces provided the ADU does not exceed two bedrooms.

Residential parking is somewhat self-regulating. An individual purchasing or renting a dwelling will either require a place to park vehicles off-street or they will not. In cases where public on-street parking is available, the on-street parking becomes the overflow supply. The heavy use of on-street parking in the two “urban conservation overlay district” neighborhoods, East Campus and Benton-Stephens, may have been a factor in [considering exclusion of] ADUs

from those neighborhoods. In other areas where ADUs are permitted, on-street parking will provide additional parking supply.

Driveway Surfacing for Accessory Dwelling Units

The current requirement for hard-surface driveways is stated in 29-4.3 (Parking and Loading), Subsection 29-4.3(g)(5) (Surfacing) which provides in pertinent part:

5) *Surfacing.*

(i) *All new and expanded vehicle parking, vehicle storage, and maneuvering areas must be paved with concrete, asphalt, or an alternate paving material as determined by the director.*

(ii) *Pervious or semi-pervious parking area surfacing materials may be approved alternatives, if the director determines that such materials are appropriate for the city's climate and the durability required for their intended use. Permitted materials may include, but are not limited to "grasscrete," ring and grid systems used in conjunction with grass seed or sod, permeable concrete or asphalt, porous or grid pavers, or recycle materials such as glass, rubber, used asphalt, brick, block, and concrete.*

While the ordinance provides for “alternate paving material as determined by the director,” in practice this has excluded gravel or other unconsolidated material. Brick pavers, porous pavers, or chip-and-seal may be acceptable alternative paving materials.

The draft amendment to the ADU Use-Specific Standards specifically identifies gravel as an acceptable alternative material when it serves as access to an accessory dwelling unit, provided a more durable surface is not required by another section of the city code. In some cases, the Fire Code may require additional paving to support fire-fighting apparatus, for example.

The amendment is intended to allow greater flexibility in the choice of driveway materials when long driveways are involved. A property owner using a gravel driveway surface is subject to the property maintenance code and must maintain the gravel surface so as to avoid nuisance impacts to adjacent properties (dust or weeds due to neglect, for example).

STAFF RECOMMENDATION

Approval of the proposed text change to Section 29-3.3 (gg).

SUPPORTING DOCUMENTS

- Proposed Text Change.

Report prepared/approved by Timothy Teddy