



Date: November 3, 2023
To: Planning and Zoning Commission Members
From: Patrick R. Zenner, Development Services Manager
Re: Accessory Dwelling Unit Event

Attached please find the announcement that was distributed with respect to a recent ADU tour that was sponsored by Love Columbia, Arise Dwellings, and Monarch Architecture. Commissioner Plaicer asked that this information be provided to the entire Commission. Staff was aware of the event and understands that several Commissioners may have attended.

As noted in the announcement, the organizers are desirous to have the current UDC regulations relating to ADUs modified to increase the construction of this style of housing. At this time, the City Council has not provided direction to the staff to consider the regulatory changes proposed. Pursuant to standing procedure for initiating text changes to the UDC, direction from Council will be necessary before the Commission embarks on such an activity.


Prior to seeking this direction, staff believes it would be worthwhile to discuss the mechanics and impacts that the proposed changes recommended in the announcement may have. This discussion can occur during the November 9 work session or could be scheduled for a future work session. Several of the changes sought are not actually UDC matters, but policy issues of the City Council that may be more appropriately brought forward by the event organizers not the Commission. Other topics such as creation of a webpage centralizing ADU regulations and incentives may be a matter more appropriately assigned to the newly created Housing and Neighborhood Services Department which would also be a matter of Council.

Staff is supportive of encouraging the development of ADUs when associated with existing residential development and notes that the current adopted Building Code allows for "tiny home" construction. The style of construction may be similar, but the underlying purpose for have an ADU designation is different. It is worth noting that the recently proposed revisions to allow lots less than 60-feet in width and smaller in area than required by their applicable zoning designation may have a positive impact on the ability to construct a "tiny home" without the need for amendments to the ADU standards.

Staff looks forward to the upcoming work session and the Commission's discussion on the attached announcement's desired objectives with respect to the City's ADU standards.

Please contact me if you have questions.

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 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

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