



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 22, 2019

Re: Amendments to the Unified Development Code regarding Accessory Dwelling Units
(Case #35-2019)

Executive Summary

Approval of the proposed text amendment to the Unified Development Code (Ch. 29) will reduce the required parking spaces for accessory dwelling units (ADUs) by one space and allow for gravel driveways to provide vehicle access to ADUs. These two changes were suggested to Council as some relief from regulatory burdens that might increase the incentive to build ADUs.

Discussion

In response to public comments, the City Council directed staff to prepare amendments to the Unified Development Code (Chapter 29) that reduce the on-site parking requirements for accessory dwelling units (ADUs) and relax the requirement for paved driveways associated with ADUs. The proposed amendment amends Section 29-3.3(gg) (Use-Specific Standards) and amends Table 4.3-1 (Minimum Required Off-Street Parking). The parking standard has been reduced from one additional parking space to zero for ADUs having up to two bedrooms and from two to one additional space for ADUs having three bedrooms. The principal dwelling on the lot must have its required two off-street parking spaces.

The driveway standard has been written so that gravel or crushed stone is an acceptable material for the driveway that serves the ADU. There are caveats: The driveway apron or approach (the portion of driveway in the public right of way) must be paved to City standard specifications and, in the event the Fire Code requires a fire access roadway, additional driveway paving may be required.

On December 20, 2018, the Planning & Zoning Commission convened a public hearing on the proposed amendment. After hearing a staff report and a testimonial from one person in support of the proposed amendment, the Commission recommended approval of the amendment by a vote of 9-0.

Fiscal Impact

Short-Term Impact: none

Long-Term Impact: none



Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Health, Social Services & Affordable Housing, Secondary Impact: Development, Tertiary Impact: Community Character

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Social Equity, Tertiary Impact: Infrastructure

Legislative History

Date	Action
December 3, 2018	Amendment of the Affordable Housing Fee Waiver Program to Include ADUs
March 20, 2017	Approval of the Unified Development Code including ADU standards
April 21, 2015	Amendment of Chapter 29 re: ADUs (definitions; rule clarifications)
July 7, 2014	Ordinance Amending Chapter 29 to create standards for ADUs

Suggested Council Action

Approval of the proposed amendments.