



# Proposed amendments to the Accessory Dwelling Unit Ordinance

City Council, January 7, 2020



## State Directed Amendments

- State legislation effective January 1, 2020; Existing City ADU Ordinance will be null and void.
- Limits local review authority in some areas
- Requires City to develop objective standards that must be clearly defined in the ordinance (may not refer back to other code sections)
- No Impact fees for an ADU under 750 sq. feet, and proportional to the size of the primary dwelling over 750 sq. feet.
- May not prohibit ADUs that are:
  - 800-sq feet or less
  - Under 16-feet in height as measured to the peak
  - Have 4-foot side and rear setbacks.



## ADU Amendments - Continued

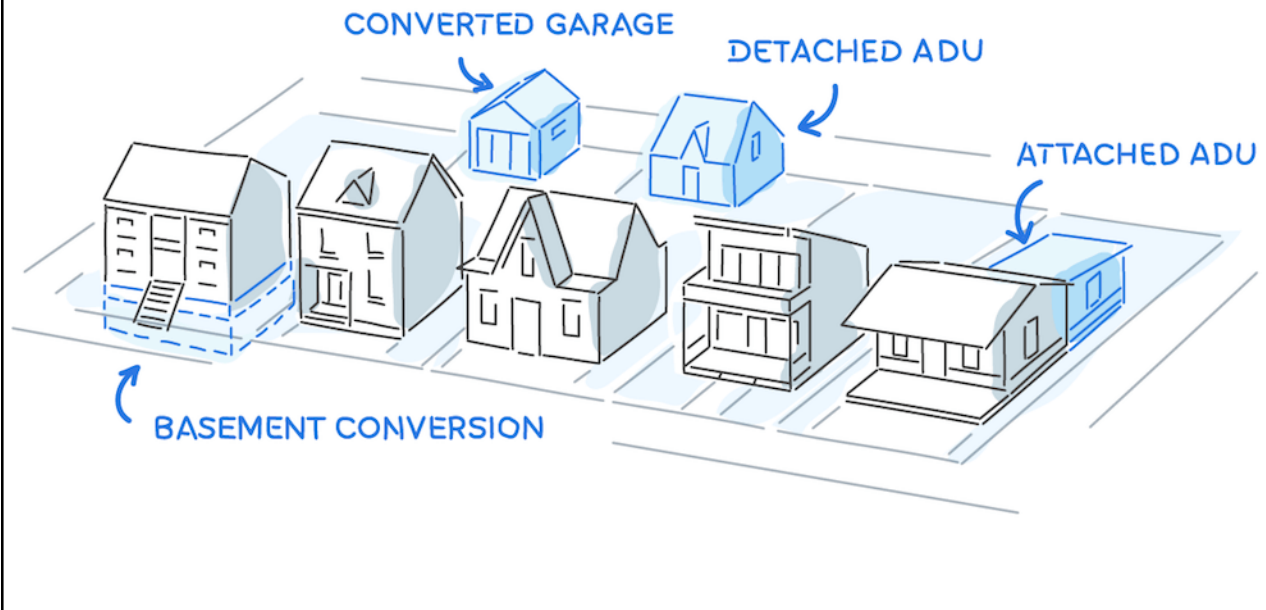
- Prohibits imposing minimum lot sizes
- Prohibits requiring replacement parking required when a garage, carport, or covered parking is demolished
- Requires one parking space per ADU over 800 square feet in size (non-covered)
- Allows both an ADU and JADU on one lot where access, setbacks, and other criteria are met
- Allows ADUs in multi-family projects



## ADUs Amendments and Consistency with General Plan Policies

- Policies that encourage infill development and compact, complete neighborhoods
- Policies to increase densities
- Policies to provide a diversity of housing types and affordability by design
- Policies to provide lifestyle housing, age in place options
- Policies to ensure neighborhood compatibility
- Policies that encourage bike and pedestrian use
- Policies to facilitate streamlined review

## Examples



## ADU Review Process



- Ministerial/ Non-discretionary (building permit only)
  - JADU and ADUs
  - 800 square feet and under
- ADU Permit – Ministerial/Objective Standards
  - ADUs over 800 square feet up to 1,000 square feet
  - Up to 2-bedrooms
  - Review consideration per Objective Standards for architectural and landscape requirements to ensure neighborhood compatibility
- Discretionary (Zoning Administrator – public notice)
  - Over 1,000 square feet to a maximum of 1,200 square feet;
  - Over 2-bedrooms (3-bedroom maximum)
  - Projects requesting relief from objective standards.

**Building Heights:**  
 For detached new structure: **16-feet** from grade to peak

For structure **above** a detached garage, located contiguous to an alley: **25-feet** from grade to peak

No structure may exceed the height of the primary structure or 30 ft, whichever is greater

**Building Setbacks:**  
 Rear yard and side yard setbacks: **4-feet** minimum

On an alley, **0-feet**, as long as there is a 24-foot backup distance

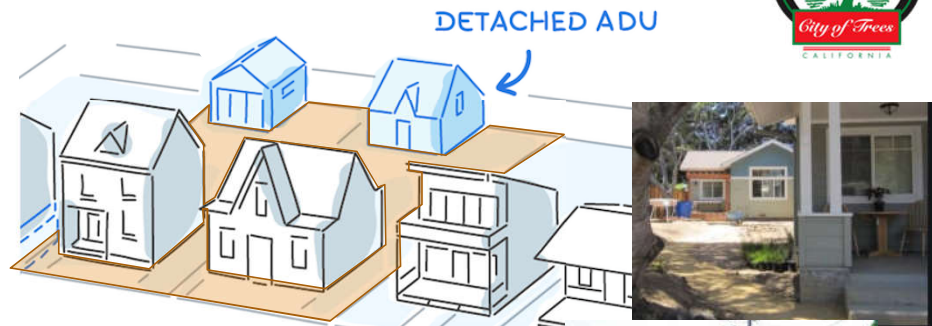
## Types of ADUs – Converted Existing

**Converted – Existing Accessory Structure or an Existing Single Family Structure**

- Max. size: Within existing space + up to 150 sq ft (for egress or ingress purposes only)
- Rear/side yard setbacks: Meets Fire and Building codes, Any addition shall meet 4-foot side/rear; 0-foot alley
- Max. height: Same as primary dwelling unit
- Lot coverage: 50% /Rear lot coverage: 30%
- Parking: None

**CONVERTED GARAGE**

## Types of ADUs – Detached (single-family)



### Limited Detached/Detached ADU

- Max. size:  $\leq 800$  sq ft **OR** 800 – 1000 sq ft **OR** 1000 – 1200 sq ft, respectively
- Rear/side yard setbacks: 4 ft; 0 ft for alley with 24-ft back up distance
- Max. height: 16 ft at the peak; if above a detached garage on an alley may be up to 25 ft
- Lot coverage: 50%/Rear lot coverage: 30%

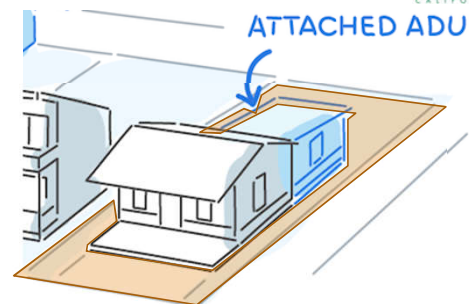


## Types of ADUs – Attached (single-family)



### Limited Attached/Attached ADU/Discretionary Attached

- Max. size:  $\leq 800$  sq ft **OR** 800 – 1000 sq ft **OR** 1000 – 1200 sq ft, respectively
- May not exceed 50% of the primary dwelling size.
- Rear/side yard setbacks: 4 ft; 0 ft for alley with 24-ft back up distance
- Max. height: May not exceed the height of the primary structure or 30-ft, whichever is greater
- Total lot coverage: 50%/Rear lot coverage: 30%



## Types of ADUs – Multi-Family

### Multiple Family ADUs

- Allowed with building permit review only
- Allowed on any site where multi-family is permitted (includes CMU)
- Converted space within existing multi-family structures, up to 25% of the MF units may have converted units.
- Up to 2 detached ADUs on a lot with MF units.

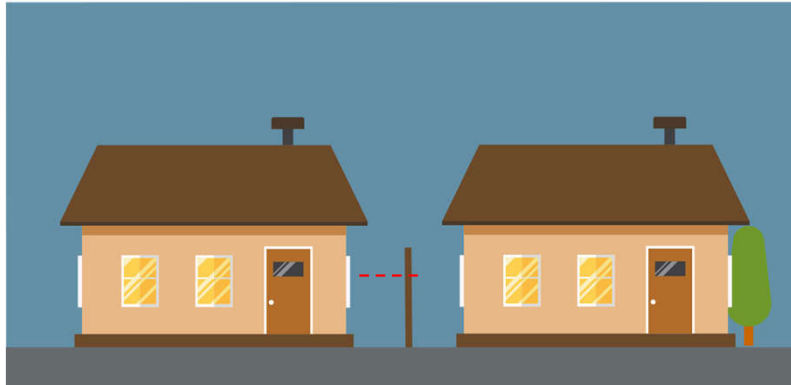


## Architectural and Landscape Requirements

- Materials
- Roof
- Independent exterior entrance
- Windows may not have a direct line of sight to adjoining property
- Stairs and access doors shall face the primary residence or alley
- Garage conversion shall include removal of the garage doors and replaced with doors/windows/walls....
- ADU and primary dwelling shall use the same driveway access, unless otherwise require for fire-access.
- Landscaping must be planted between the ADU and adjacent parcels.
- See Section 17.104.010 (G)(6 & 7) of the Municipal Code



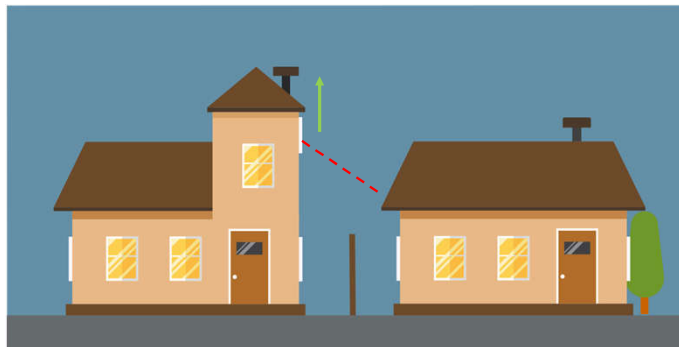
## Line-of-Sight – No Concern



The following images on slides 12-14 are adapted from Vecteezy.com



## Line-of-sight screening: window placement or obscure glass



Second story windows and doors in a second unit that are less than 30-feet from a property line that is not a right-of-way line must either be (for windows) clerestory with the bottom of the glass at least six-feet above the finished floor, or (for windows or doors) utilize frosted or obscure glass.

# Line-of-sight screening: landscaping required

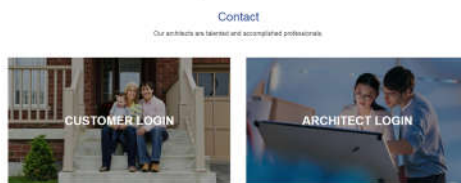
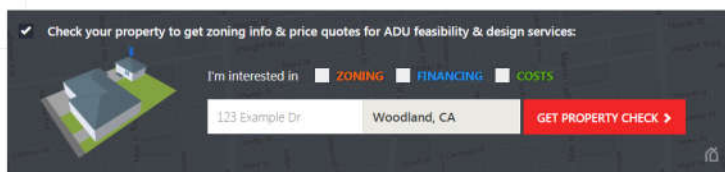


# Web Based Information



City of Woodland Handouts

Web based advertizing:







The End