



ADU WORK MEETING

October 13, 2020

Presenter: Erin O'Kelley, Planner

DRAFT

Lot Requirements

A Lot qualifies for an ADU if

The owner lives on the property	✓
The lot is 8,000 SF or greater ✖	✓
The lot does not currently have an ADU	✓
The lot is used as a single-family lot	✓
The lot is not a flag lot ✖	✓
The lot is an R-1 or A-1 zone	✓

DRAFT Requirements Attached

Owner occupancy required ★

Setbacks based on Chapter 19.14 and 19.71

Lot must be 8,000 SF or greater ★

Lot coverage is based on 19.14 and 19.71

2 Bedrooms allowed ★

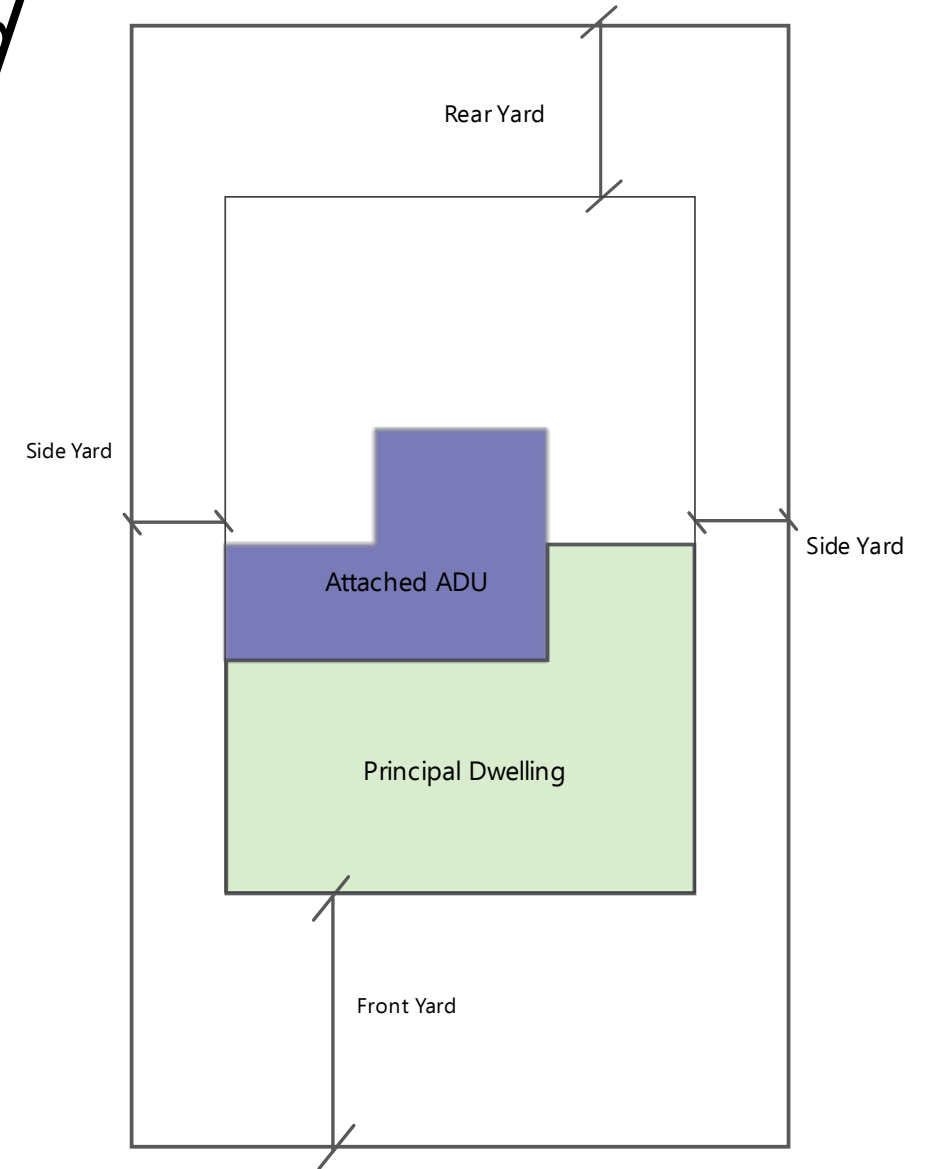
1 ADU (attached or detached) allowed per lot ★

Separate entrance may be installed on side or rear

1 off-street parking stall per bedroom ★

Occupancy limited to 2 adults and children.

Maximum size is 50% of main dwelling ★
not to exceed 850 Square Feet



DRAFT Requirements Detached

Owner occupancy required

8.5 Feet from the side and rear property line  Maximum height allowed is 20 feet
structure may not be two stories. 

10 Feet from the principal dwelling
Maximum size is 50% of main dwelling
not to exceed 850 Square Feet 

Lot must be 8,000 SF or greater

Lot coverage is based on underlying zone and RCOZ

2 Bedrooms allowed

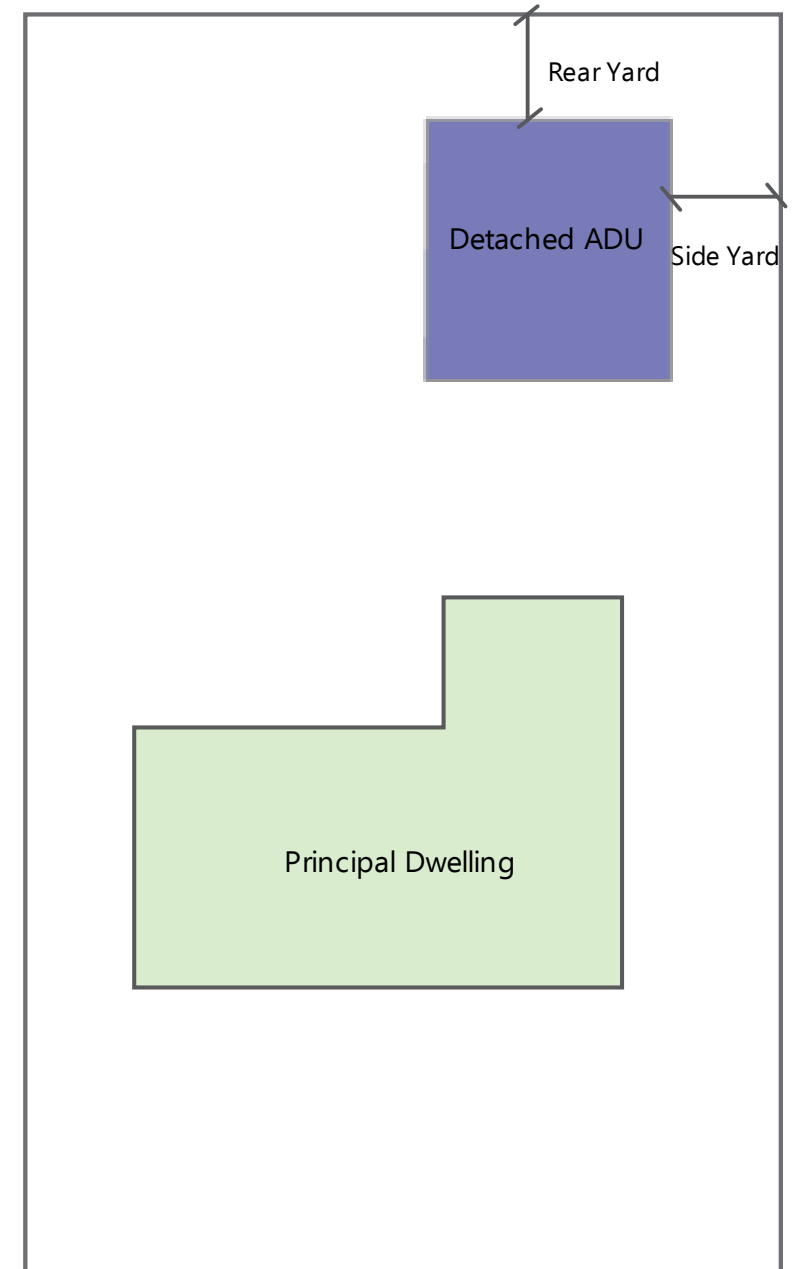
1 ADU (attached or detached) allowed per lot 

Separate may be installed on side or rear

1 off-street parking stall per bedroom

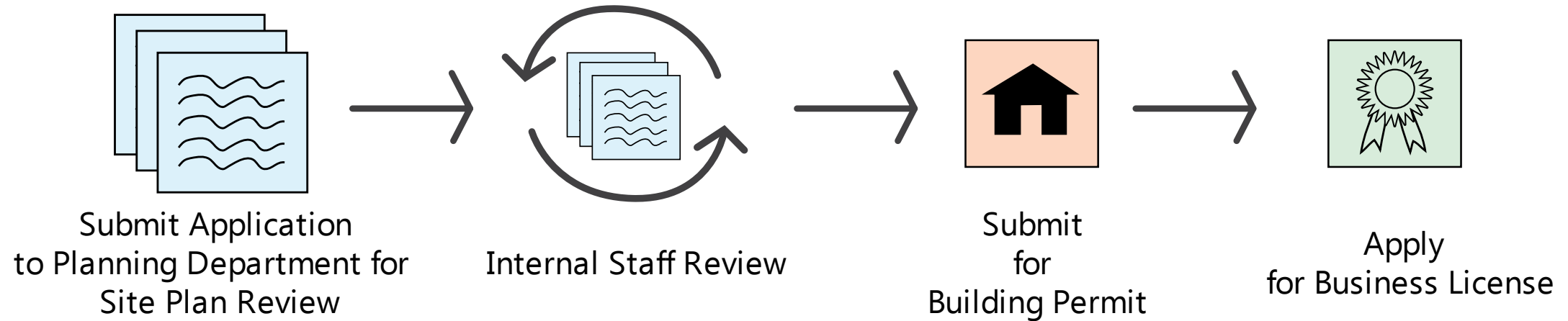
Occupancy limited to 2 adults and children.

Maximum allowed lot coverage in rear yard is 25%



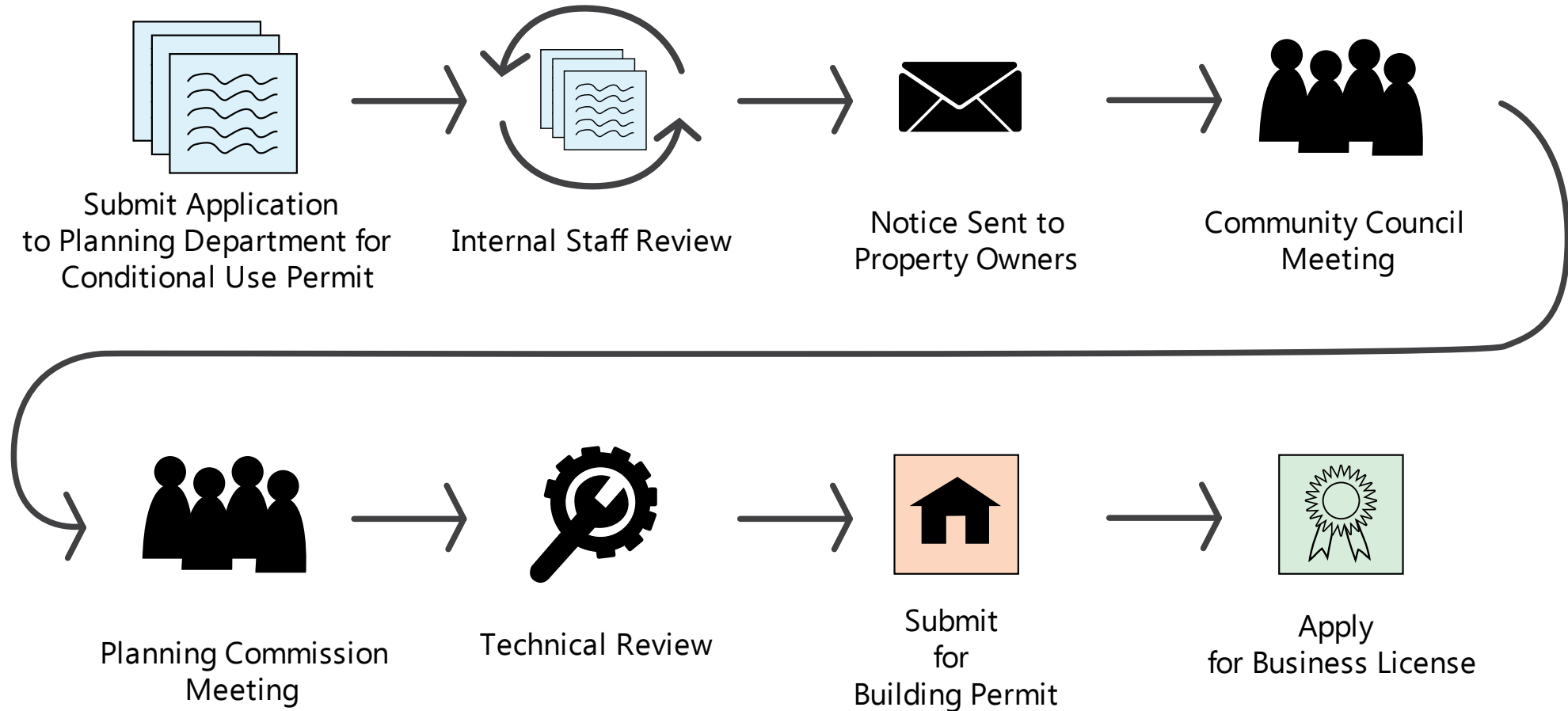
DRAFT Process

Attached ADU Permitted in the R-1 and A-1 zones



DRAFT Process

Detached ADU Conditional Use in the R-1 & A-1 zones 



Comments from the Public

- 8,000 SF requirements restricts ADUs to higher income lots.
- Conditional use requirement is difficult for property owners and overflows the planning pipeline.
- Design guidelines for roofs limit ability for property owners to use prefab models. Prefab models can be a cheaper option than custom.
- 8 ft setback limits feasibility, suggested 5 feet.
- ADUs restricted to streets with sidewalks, or that can accommodate increase in traffic.
- Enforcing owner-occupancy requirements.
- ADUs on flag lots.
- Reductions in setbacks allowed for detached?
- Second story not allowed.
- Converting an existing ADU that does not meet standards.
- Design standards to modify existing is a cost burden to the property owner.
- Short-term rentals not allowed under current draft.

Possible Changes for Next Draft

- Permitting process for detached.
- More guidelines for detached.
- Allowing reductions in setbacks.
- Converting existing detached.
- Required garage for additional parking.
- Licensing/internal processing.
- Design requirements for creating additional parking spaces.

Public Engagement Timeline

- Announcement June 2019 that the City would be exploring the option of Accessory Dwelling Units.
- Online resources posted and survey posted for questions about ADUs.
- June 2019 Released ADU FAQ
- December 2018 Open House
- January 2018 Open House
- February 2020 City Council Work Meeting Discussion
- May 2020 City Council Work Meeting Discussion
- August Release of First Draft
- October Town Hall