



**To: Planning & Zoning Commission Members**  
**From: Tory Carpenter, AICP – Senior Planner**  
**Date: March 18, 2022**  
**RE: Regulation of Accessory Dwelling Units**

**I. Overview**

At the City Council meeting on February 1, 2022, staff presented several options for regulations related to Accessory Dwelling Units (ADUs) and Council directed staff to update the zoning ordinance. This direction came after several City Council members showed concerns regarding the lack of regulations related to accessory dwelling units, particularly the relative size of the structures relative to the primary structure on the site.

After public hearings at Planning & Zoning Commission and City Council on February 18 and March 1 respectively, the City Council directed staff to return the ordinance for review by the Planning & Zoning Commission. Since then, staff met with an ADU working group consisting of two City Council and two Planning & Zoning Commission members.

**II. Summary of Proposed Regulations and Updates**

Highlights indicate

	Previous Draft	Current Draft
<b>Max Height</b>	<b>Detached</b> - Cannot exceed primary residence <b>Attached</b> - Maximum height allowed in district <b>Garage Apartment</b> – 30 ft	No change
<b>Max Area</b>	Less of: 1. 50% of home 2. 1200 sqft	Less of: 1. 50% of home 2. 800 sqft
<b>Location</b>	<b>Detached</b> – Behind 50% depth of primary home <b>Attached</b> – Must meet standard setbacks	<b>Detached</b> – At least 25’ behind façade of primary home. <b>Attached</b> – Must meet standard setbacks
<b>Parking</b>	One space per ADU	No change
<b>Zoning Districts</b>	Permitted in AG, SF-1, SF-2, HO, and GUI	No change
<b>Relief Procedure</b>	Waiver decided by P&Z	Waiver decided by Council with public hearing and notice to neighbors.

## **1. Height**

The height of an attached ADUs cannot exceed the building height for the primary structure. Note that the ordinance defines “attached accessory dwelling units” to ensure that the ADU is, in fact, fully within or significantly attached to the primary dwelling.

Except for garage apartments, detached ADUs cannot exceed the height of the existing home. Garage apartments may exceed the height of the primary structure but cannot be taller than 30 feet.

## **2. Area**

The livable area of the ADU cannot exceed either:

- 800 square feet; or
- 50% of the livable area of the primary dwelling unit.

## **3. Location**

Detached units, including garage apartments, must be located at least 25 feet behind the building façade of the primary home and must meet all building setbacks as determined by the zoning district. Attached units must meet building setbacks as determined by zoning district.

## **4. Zoning Districts / Conditional Use Permits**

Staff believes that the new standards for ADUs reduce potential negative impacts to surrounding properties. If the ordinance is adopted as drafted, ADUs will be a permitted use in AG, SF-1, SF-2, HO, and GUI zoning districts without the need for a Conditional Use Permit. ADUs would be prohibited in all other zoning districts.

## **5. Relief Procedure**

Any request to vary from the standards outlined above would be considered as a waiver request by the City Council. At the direction of the ADU working group, staff has updated the criteria.

## **III. Short Term Rentals**

The City does not currently regulate short term rentals (STRs) and staff is not considering STRs as part of this zoning ordinance.