

Accessory Dwelling Unit Discussion

Clay Frickey + Noah Beals



- What is Council's feedback on the current level of support for ADUs?
- Does Council want staff to pursue additional policies for the development of ADUs? If so, which policies?



Current State of ADUs

Current ADU LUC/State Requirements

State ADU Standards	City ADU Requirements
SHALL REQUIRE	
<i>ADUs everywhere there is a Single-unit house</i>	<input checked="" type="checkbox"/>
<i>No Public Hearing for ADU decision</i>	<input checked="" type="checkbox"/>
<i>No New Off-street Parking</i>	<input checked="" type="checkbox"/>
<i>No Requirement to be owner occupied</i>	<input checked="" type="checkbox"/>
<i>Allow 750sf</i>	<input checked="" type="checkbox"/>
<i>Conversion of existing structures to ADU</i>	<input checked="" type="checkbox"/>
<i>Side and Rear setbacks the same as the Primary building</i>	<input checked="" type="checkbox"/>
<i>Historic District or Landmark Property reviewed by LPC</i>	<input checked="" type="checkbox"/>

Current ADU LUC/State Requirements

State ADU Standards	City ADU Requirements
MAY ALLOW	
<i>Multiple ADUs on one lot</i>	<i>Prohibits</i>
<i>Collecting impact fees</i>	<input checked="" type="checkbox"/>
<i>Short Term Rentals</i>	<i>Prohibits</i>
<i>Life Safety Codes (Building, Fire, and Utility)</i>	<input checked="" type="checkbox"/>
<i>Encouraging Construction of ADU for workforce housing</i>	
<i>Requiring Statement from the water provider regarding capacity for service</i>	<input checked="" type="checkbox"/>
<i>Applying Design standards to the ADU located in a Historic District and Landmark properties</i>	<input checked="" type="checkbox"/>

Web site Visits to ADU pages	
Prior to ADU code update	After ADU code update
27 visits per week avg.	50 visits per week avg.

Conceptual Reviews for ADUs	
Past 10 years	After Code update in May 2024
34 applications	3 applications

Building an Accessory Dwelling Unit - BDR Review

An Accessory Dwelling Unit (ADU) is a small house or unit that is on the same property as a larger building.

An ADU:

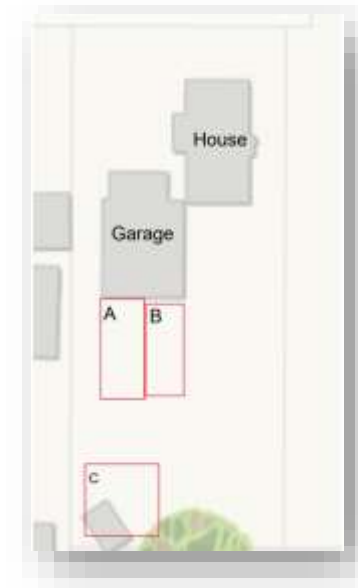
- Contains everything someone needs to live in a home: a kitchen, bathroom and living area.
- Is on the same property or lot as another house, duplex or triplex.
- Is typically smaller than the primary dwelling unit and is located to the rear of the primary unit.
- Can be attached to a house or detached.
- May not be used as a [short-term rental](#).

What is a Basic Development Review (BDR)?

The decision maker on the project will be the Development Review Manager and/or the Director of Community Development and Neighborhood Services.

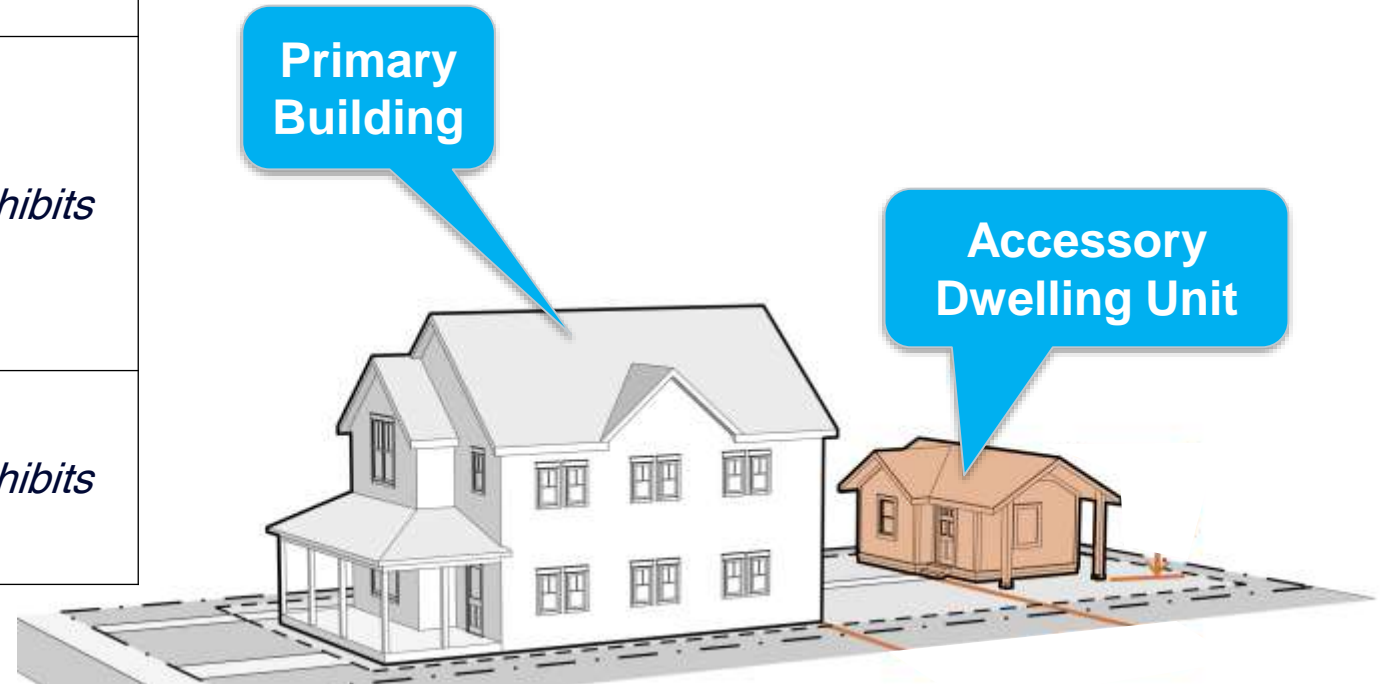
Learn more about the [Development Review Process here](#).

ADU Page



Conceptual Site Plan

Short Term Rentals			
	Zone Districts	Primary Building	Accessory Dwelling Unit
Primary (Residence) Short Term Rental	UE, LMN, MMN, HMN, OT-B, OT-C, CC, CCN, CCR, CG, CS, CL, HC,D, E, I	☑	<i>Prohibits</i>
Non-Primary (Residence) Short Term Rental	CCN, CCR, CG, CS, CL, HC,D,E, I	☑	<i>Prohibits</i>



BDR/Building Permit process

ADU Basic Development Review (BDR)			Building Permit				
Application Submittal	Rounds of Review Review (Mostly Exterior and Site Placement)	Decision	Permit Submittal	Multi-department Review (Interior & Structural review and verify matches BDR approval)	Permit Issuance	Multi-department Inspections	Certificate of Occupancy issued
Fees Collected	Estimated 2 rounds of review	No Public Hearing	Partial Fees Collected	Revisions may be required	Partial Fees Collected	ADU Under Construction	Remaining Fees Collected
Yellow Sign Posting/Mailed Notice		Not Appealable			Building Permit posted on the property		
No Neighborhood Meeting							
Approx. 2-3 months			Approx. 6-8 weeks			Approx. 4 months+	
-IN TOTAL APPROX. A YEAR-							

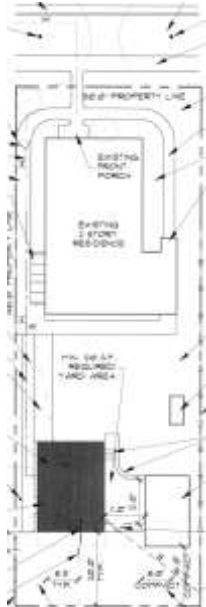
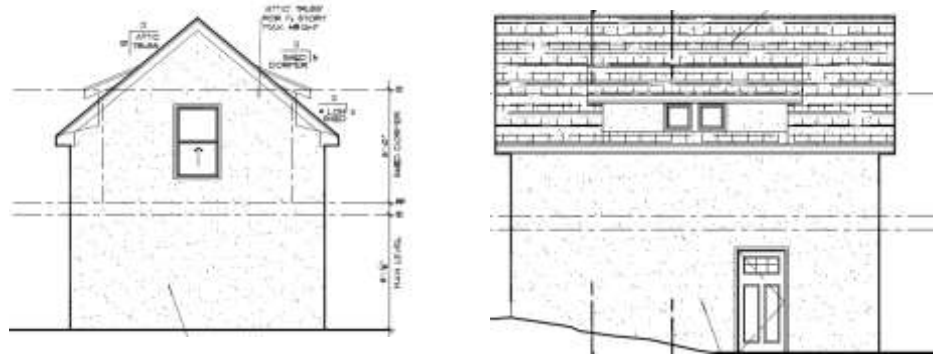


ADU Supportive Community Requirements

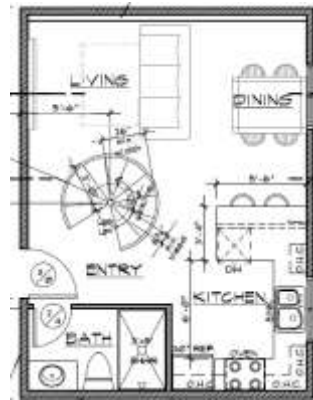
- Requires jurisdictions permit ADUs
 - Zones that permit single-unit dwellings
 - Where single-unit dwellings already exist
- Requires report to DOLA outlining compliance
 - Must implement at least 1 implementation strategy
 - Show evidence of implementation
- Compliant jurisdictions = ADU Supportive Community
 - Access to grant money to support ADUs
 - Offset fees
 - Technical assistance
 - Development of pre-approved plans

ADU Supportive Community Options in HB24-1152

Options	Status	Effort	Impact
Fee waivers/reductions for ADU fees incurred by low-moderate income households		High	High
Affordability incentives		High	Low
Pre-approved plans for construction of ADUs		High	High
Education and technical assistance program		Medium	Low
Program to regulate use of ADUs as short term rentals	<input checked="" type="checkbox"/>	Low	Low
Incentives for creating accessible and visitable ADUs		High	Low
Assisting property owners with ensuring that pre-existing ADUs comply with local laws		Low	Low
Enable a pathway for the separate sale of an ADU	<input checked="" type="checkbox"/>	Low	Low
Encourage construction of factory built ADUs		Medium	Medium



Site Plan



Main level



Upper level

Example Fee Schedule for an Accessory Dwelling Unit (retrofit of existing structure)

FEE	Dollar Amount
Electric Capacity Charge	\$1,666.00
Plan Check Fee - Occupancy R-3	\$180.18
Permit Fee - Occupancy R-3	\$334.62
City Sales/Use Tax	\$2,406.25
County Sales/Use Tax	\$500.00
Elec: City Sales Tax	\$2.95
Elec: Comm. Revenue	\$76.62
Elec: PILOTS	\$4.59
Elec: Secondary Service	\$2,030.00
Elec: Temp Pedestal	\$221.41
Fire Capital Exp. (Res)	\$643.00
General Govt. Capt. Exp. (Res)	\$873.00
Larimer County Reg. Road (Res)	\$184.00
Parkland: Community	\$3,669.00
Parkland: Neighborhood	\$2,599.00
Police Capital Exp. (Res)	\$360.00
Transportation Capital Exp. (Res)	\$4,686.00
Poudre School District (1-4 Units)	\$1,710.00
Sewer PIF	\$2,759.00
Stormwater PIF	\$77.16
Water PIF	\$589.00
Total	\$125,000.00

Estimated Job Value

\$25,571.78

- Waivers will reduce cost of building ADUs while reducing fee revenue
 - Could impact ability to fund upgrades to backbone electric infrastructure and streets
- Different departments view ADUs differently, would need to align definitions and approach
 - Light & Power – two attached units = commercial service
 - Water Utility – may run utilities from main house to ADU
 - Would not permit if ADU could be sold off individually
- **Need additional analysis to determine viability of fee waiver program**

- Put out call for context sensitive ADU designs
- Could hold design competition
- City would need to review designs to ensure they comply with all regulations
- Could approve for use Citywide or only in specific areas

Example – Eugene, OR

Pre-Approved ADU Plans Library

Welcome to the City of Eugene's Pre-Approved Accessory Dwelling Unit (ADU) Plans Library. The following plans are available for purchase from the architectural companies that created them, and have been reviewed for compliance with the building code by the City of Eugene.



- **No funds or dedicated staff to develop and administer program**
 - Estimated cost for initial development = \$50,000-\$200,000
 - Engagement
 - How to compensate architects
 - Review and stamp plans
 - Ongoing staffing and administration
- Could develop buy-in for context sensitive design
- Community members may not use pre-approved designs

- Created web resources about ADUs
 - Based on frequently asked questions to Planning
 - Address questions prior to conceptual review
 - Provides fee overview

Considerations For ADUs From All Departments



Below, you can find each departments' primary considerations for ADUs that require a Basic Development Review. Each property is unique, so the exact details of what reviewers are seeing when they review your project may differ from what is below.

✓ Application and Processing – Development Review Coordinators
✓ Land uses, setbacks, site design, and exterior building design – City Planning
✓ Building Standards – Building Plan Reviewers
✓ Bringing electricity to the unit - Light & Power
✓ Access and rights-of-way concerns – City Engineering Development Review

- Submit report to DOLA
 - Staff developing report now
 - Due by June 30, 2025
 - DOLA has 90 days to review

- What is Council's feedback on the current level of support for ADUs?
- Does Council want staff to pursue additional policies for the development of ADUs? If so, which policies?