



# ADU & Parking LUC Code Changes

#### **Noah Beals**

**Development Review Manager** 



#### **State House Bill**



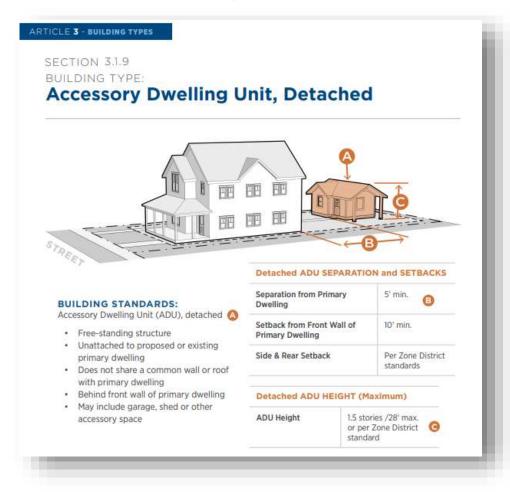
#### House Bill HB24-1152

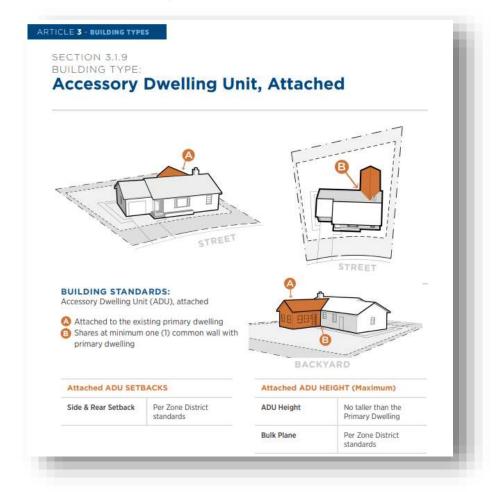
- Requires municipalities to allow Accessory Dwelling Units on the same lot with all single-unit dwellings
- Eliminate all restrictive standards that would prohibit and ADU
- May not require additional parking for an ADU
- ADU applications are reviewed by government staff and shall not be deferred to elected or appointed public body including a hearing officer.
- May restrict Short Term Rental use
- May require recommendation from Historic Preservation
- May require Water service provide to provide a letter stating capacity





#### Building Type Section 3.1.9 Accessory Dwelling Unit (ADU)







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#### DESCRIPTION

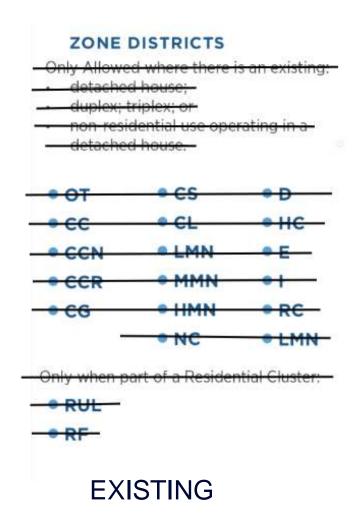
- Full living amenities
- Accessory to a Duplex or Detached House
- New construction or built within an existing detached accessory building
- Min & Max. square footage
- Subordinate to and complements the primary dwelling (architecture, building materials)
- · ADUs may came come in one of two varieties:
  - Detached
  - Attached

#### DESCRIPTION

- Provides complete independent living facilities including:
  - living,
  - sleeping,
  - eating,
  - cooking, and
  - sanitation.
- Per zone district Standards may be accessory to a Detached House, Mobile Home, Duplex, or triplex, located on the same lot.
- · New construction or built within an existing building
- Max. square footage
- Subordinate to and complements the primary dwelling (architecture, building materials)
- · ADUs may came come in one of two varieties:
  - Detached
  - Attached



#### Building Type Section 3.1.9 Accessory Dwelling Unit (ADU)



#### ZONE DISTRICTS

All zone districts where single unit dwelling is permitted or exists.



#### Building Type Section 4.2. Table of Primary Uses

	RESIDENTIAL DISTRICTS				MIXED-USE DISTRICTS					COMMERCIAL DISTRICTS									DOWNTOWN DISTRICTS						EMPLOYMENT, INDUSTRIAL, OTHER						
	RUL	UE	RF	RL	от-а	мн	LMN	мми	HMN	от-в	от-с	сс	CCN	CCR	CG	CG- CAC	cs	NC	CL (RA)	CL (OA)	нс	H. CORE	CA/C /NM	<b>l</b> ∕R	RC	CN	EC	Е	- 1	POL	т
RESIDENTIAL USES																															
Single Unit Dwelling			<b>2</b>											<b>2</b>							<b>2</b>							<b>Ø</b>			
Single Unit Attached Dwelling	<b>20</b>	<b>%</b>	<b>2</b>							<b>2</b>											<b>Ø</b>						■/■	<b>2</b>			
Two Unit Dwelling	<b>20</b>									<b>2</b>											<b>2</b>						■/■	<b>2</b>			
Multi- Unit Dwelling								<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>									<b>Ø</b>	<b></b>	■/■					<b>Ø</b>	<b>2</b>			
Mixed-Use Dwelling Units								2	<b>20</b>		2	<b>20</b>	<b>2</b>	<b>Ø</b>	<b>2</b>	<b>2</b>	<b>Ø</b>	<b>2</b>	<b>2</b>	<b>Ø</b>	<b></b>							<b>2</b>			
Accessory Dwelling Unit																															
Short Term Primary Rentals																															
Short Term Non-Primary Rentals																															
Fraternity & Sorority Houses								2			<b>2</b>	<b>20</b>		<b>2</b>																	
Manufactured Housing Community							<b>2</b>																					<b>2</b>			
Shelter for victims of domestic violence																										■/■	■/■				

Regardless of the level of review indicated in the Residential Uses table above all affordable housing developments shall be reviewed through Basic Development Review (BDR).

Basic Development Review	Type 1 (Administrative Review)	<b></b>	Type 2 (Planning and Zoning Commission)	Δ	Additional Use Standards
Minor Amendment	Building Permit		License		

#### **State House Bill**



#### House Bill HB24-1304

- Eliminate all minimum parking requirements for multi-unit dwellings and residential mixed-used developments
- May continue to require design standards when a parking is being provided.



#### **State House Bill**



#### Site Design Section 5.9.1 Minimum Parking Requirements

Number of Bedrooms/Dwelling Unit	Parking Spaces Per Dwelling Unit*, **	Affordable Housing (Section 5.2)
		Parking Spaces Per Dwelling Unit: ************************************
One or less	1	<del>.75</del>
Two	1.5	1
Three	<del>2.0</del>	<del>1.25</del>
Four and above	3.0	<del>1.5</del>

<sup>\*</sup> Spaces that are located in detached residential garages (but not including parking structures) or in attached residential garages, which attached garages do not provide-direct entry into an individual dwelling unit, may be credited toward the minimum-requirements contained herein only if such spaces are made available to dwelling unit-occupants at no additional rental or purchase cost (beyond the dwelling unit rental-rate or purchase price).

<sup>\*\*</sup> When public streets abutting the perimeter of the development site do not provide on-street parking then the percentage of garage parking spaces provided for the development site shall not exceed eighty (80) percent of the parking total.

<sup>\*\*\*</sup>Only applies to developments with seven (7) or more units.

## **Planning and Zoning Commission**



Planning and Zoning Commission recommends approval of the proposed Land Use Code changes.





## Thank You